(AKA LOT 1 LEVINGS S/D UNREC)
BEG NW COR OF SW1/4 OF SW1/4,
RUN E 442.63 FT, S 1300.33 FT

MEYERS CARSON S/MEYERS KATHLEEN M
2477 NW SUWANNEE VALLEY RD
LAKE CITY, FL 32055

2026

20-2S-16-01660-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

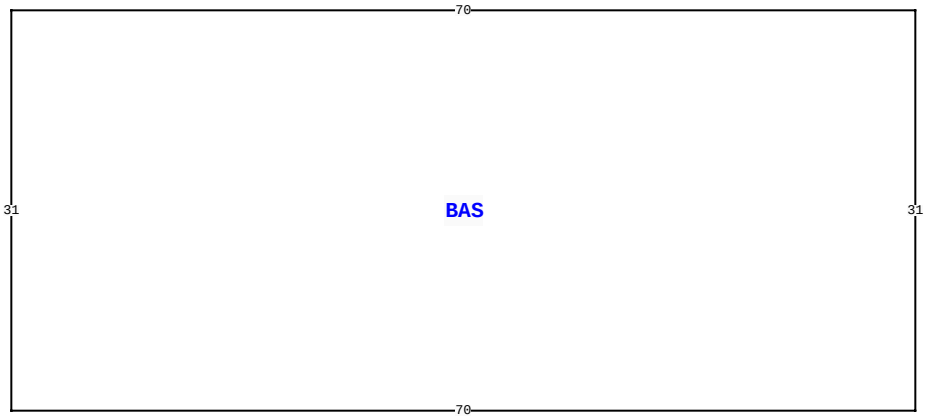
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	128,910
TOTALS	2,170			2,170	128,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,170	114.9000	108.01	234,382	2003	2003	0	0	0	45.00	55.00

1 MANUF 1 100% - 2004 Heated Area: 2170 HX Base Yr 2004



2477 NW SUWANNEE VALLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	04/25/2022 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		128,910
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		58,080
TOTAL MARKET VALUE		154,649
SOH/AGL Deduction		76,286
ASSESSED VALUE		78,363
TOTAL EXEMPTION VALUE	HX HB SX	78,363
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		194,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,990

LAND:2:2: FLOOD PLAIN

LAND:2:1: APPROX 2/3 OF THIS PARCEL LIES WITHIN 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20636	M H	125	04/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0985/0565	5/28/2003	WD	Q	V		31,500
GRANTOR: FBD INC						
GRANTEE: CARSON & KATHLEEN M						
0949/2551	3/29/2002	WD	Q	V		54,700
GRANTOR: MARGARET ANN LEVINGS						
GRANTEE: FBD INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S31 E70 N31$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.80	5,500.00	4,400.00	13,200							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.20	AC		1.00	1.00	1.00	445.00	445.00	4,539							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.20	AC		1.00	1.00	0.80	5,500.00	4,400.00	44,880							

REVIEW DATE 11/16/2022 BY KS Total Acres: 13.20 Total Land Value: 17,739 Market: 44,880 Agricultural: 4,539 Common: 13,200 PRINTED 11/19/2025 BY SYS