(AKA LOT 6 LEVINGS S/D UNREC)
COMM SE COR OF SW1/4 OF SW1/4,
RUN N 908.53 FT FOR POB, CONT

WAGONER CARL D/WAGONER WANDA L
PO BOX 651
WHITE SPRINGS, FL 32096

2026

20-2S-16-01660-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

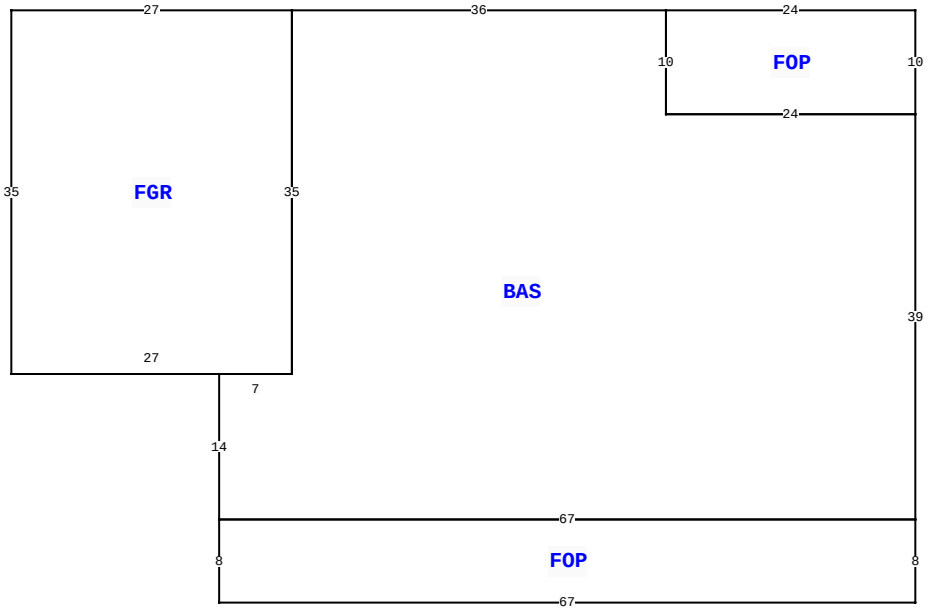
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	20216.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,798	100		2,798	335,528
FGR	945	55		520	62,357
FOP	240	30		72	8,634
FOP	536	30		161	19,307
TOTALS	4,519			3,551	425,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,551	130.5717	146.24	519,298	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 2798 HX Base Yr 2008



274 NW EVERETT TER, WHITE SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		425,824
TOTAL MARKET OB/XF VALUE		32,812
TOTAL LAND VALUE - MARKET		50,242
TOTAL MARKET VALUE		508,878
SOH/AGL Deduction		220,320
ASSESSED VALUE		288,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		237,836
TOTAL JUST VALUE		508,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,071

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053834	Right-of-Way Acce		08/13/2025
25685	SFR	804	04/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1064/1275	9/27/2005	WD	Q	V	01	13,000
GRANTOR: BASS						
GRANTEE: WAGONER						
1011/2888	4/06/2004	WD	Q	V		59,000
GRANTOR: TALQUIN HOLDINGS INC						
GRANTEE: WAGONER & BASS 1/2						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FGR= W27 S35 E27 N35$ S35 W7 S14 FOP= S8 E67 N8 W67$ E67 N39 FOP= N10 W24 S10 E24$ W24 N10$.

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	0166	CONC,PAVMT	0	100	0	0	1,004.00	UT	3.00	3.00	100	2007	2007	3	100	3,012	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,800	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	22,000.00	22,000.00	75	2017	2017	3	75	16,500	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	10,000.00	10,000.00	75	2017	2017	3	75	7,500	

LAND DESCRIPTION

TOTAL OB/XF 32,812

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	0100	C	SFR	100		A-1	0.00	0.00	13.05	AC		1.00	1.00	0.70	5,500.00	3,850.00	50,242							

REVIEW DATE 11/17/2022 BY KS Total Acres: 13.05 Total Land Value: 50,242 Market: 0 Agricultural: 0 Common: 50,242 PRINTED 11/19/2025 BY SYS