

(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


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
			03		
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	131,643
TOTALS	2,170			2,170	131,643

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
20201	02	2,170	114.9000	110.30	239,351	2003	2003	0	0	45.00	55.00																	
1 MANUF 1 100% - 2004			Heated Area: 2170			HX Base Yr 2004																						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; text-align: center; vertical-align: middle;"> <p style="color: blue; font-size: 2em;">BAS</p> </div> </div>																												
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> <th>MLU</th> <th>SPF</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/12/2026</td> <td></td> <td>04/25/2022</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF				05/12/2026		04/25/2022		
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				131,643		
TOTAL MARKET OB/XF VALUE				8,000		
TOTAL LAND VALUE - MARKET				79,200		
TOTAL MARKET VALUE				162,182		
SOH/AGL Deduction				84,034		
ASSESSED VALUE				78,148		
TOTAL EXEMPTION VALUE				HX HB SX 78,148		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				218,843		
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 N31S.						

EXTRA FEATURES																	
L N	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							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	6,000.00	6,000.00	18,000							
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	1.00	6,000.00	6,000.00	61,200							

REVIEW DATE 11/16/2022 BY ks																													
Total Acres: 13.20					Total Land Value: 22,539					Market: 61,200					Agricultural: 4,539					Common: 18,000					PRINTED 05/12/2026 BY SYS				