

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

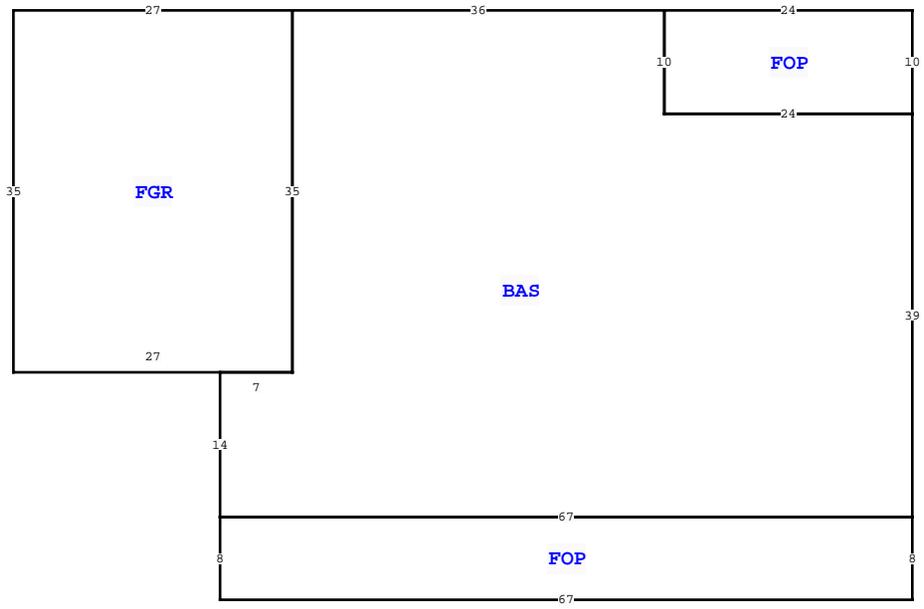
WAGONER CARL D/WAGONER WANDA L  
 PO BOX 651  
 WHITE SPRINGS, FL 32096

**2026**

20-2S-16-01660-006

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	80
Interior Floor	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	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
BAS	2,798	100	
FGR	945	55	
FOP	240	30	
FOP	536	30	
TOTALS	4,519		

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	148.85	528,566	2007	2007	0	0	18.00	82.00
1 SINGLE FAM 100% - 2008 Heated Area: 2798 HX Base Yr 2008											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			433,424	
TOTAL MARKET OB/XF VALUE			32,812	
TOTAL LAND VALUE - MARKET			50,242	
TOTAL MARKET VALUE			516,478	
SOH/AGL Deduction			228,761	
ASSESSED VALUE			287,717	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			236,306	
TOTAL JUST VALUE			516,478	
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						

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	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	

TOTAL OB/XF										32,812							
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/14/2025	MLU										

BUILDING NOTES									
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**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\$.

LAND DESCRIPTION										TOTAL OB/XF										32,812				
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	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							