

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

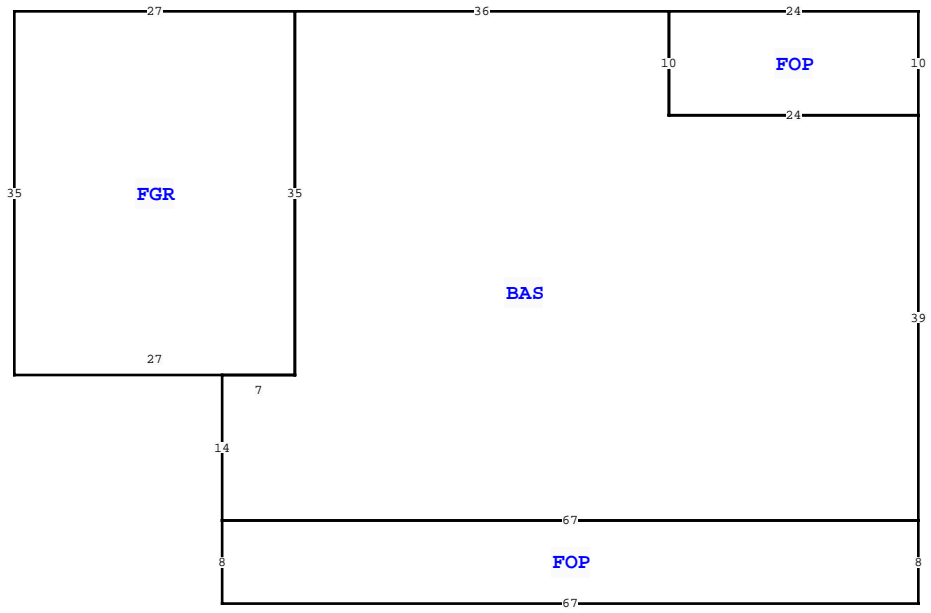
WAGONER CARL D/WAGONER WANDA L  
 PO BOX 651  
 WHITE SPRINGS, FL 32096

**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 |
| 1                  | SINGLE FAM | 100%      | - 2008      | 146.24         | 519,298        | 2007 | 2007 | 0    | 0    | 18.00 | 82.00  |
| 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     |           |  | 425,824     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 32,812      |   |
| TOTAL LAND VALUE - MARKET |           |  | 78,300      |   |
| TOTAL MARKET VALUE        |           |  | 536,936     |   |
| SOH/AGL Deduction         |           |  | 249,219     |   |
| ASSESSED VALUE            |           |  | 287,717     |   |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |   |
| BASE TAXABLE VALUE        |           |  | 236,306     |   |
| TOTAL JUST VALUE          |           |  | 536,936     |   |
| 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    |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
| 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   | 1.00    | 6,000.00   | 6,000.00       | 78,300     |                             |      |         |      |     |    |        |

| 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\$. |  |  |  |  |  |