

(AKA LOT 13 LEVINGS S/D UNREC).  
 OF SW1/4 OF SE1/4, RUN N 26.76 F  
 OF SUWANNEE VALLEY RD, CONT N 88

SPENCER YVONNIE  
 3370 NW 213TH ST  
 CAROL CITY, FL 33056

2026

20-2S-16-01660-013



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 55,230 TOTAL MARKET VALUE 55,230 SOH/AGL Deduction 14,797 ASSESSED VALUE 40,433 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,433 TOTAL JUST VALUE 55,230 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,628											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0949/2561 3/29/2001 WD U V 08 12,700 GRANTOR: MARGARET LEVINGS GRANTEE: YVONNIE SPENCER											
DOR CODE 9900 NON AG ACREAGE										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															BLD DATE	LGL DATE	05/12/2026 MLU									
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	BUILDING NOTES														
EXTRA FEATURES																	BUILDING DIMENSIONS														
LAND DESCRIPTION																	TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9900	C	AC NON-AG	0		A-1	0.00	0.00	13.15	AC		1.00	1.00	0.70	6,000.00	4,200.00	55,230														
REVIEW DATE 05/12/2026 BY MLU Total Acres: 13.15 Total Land Value: 55,230 Market: 0 Agricultural: 0 Common: 55,230 PRINTED 06/22/2026 BY SYS																															