

(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 50,628 TOTAL MARKET VALUE 50,628 SOH/AGL Deduction 10,195 ASSESSED VALUE 40,433 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,433 TOTAL JUST VALUE 50,628 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,628																	
DOR CODE		9900 NON AG ACREAGE																		PERMIT NUM				DESCRIPTION				AMT		ISSUED									
MAP NUM																																							
NEIGHBORHOOD/LOC		20216.020 1.00/																												SALES DATA									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											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																			
TOTALS																				BLD DATE		LGL DATE												04/14/2025		MLU			
EXTRA FEATURES																				XF DATE		LAND DATE																	
																				INC DATE		AG DATE																	
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																						
																	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	5,500.00	3,850.00	50,628																						
REVIEW DATE 04/14/2025 BY MLU Total Acres: 13.15 Total Land Value: 50,628 Market: 0 Agricultural: 0 Common: 50,628 PRINTED 05/08/2026 BY SYS																																							