LOTS 50, 50A, 51, 51A & 110 UNIT ESTATES.

MEYER LYNNE
526 SW COPPERHEAD LN
FORT WHITE, FL 32038

2026

00-00-00-01271-051

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

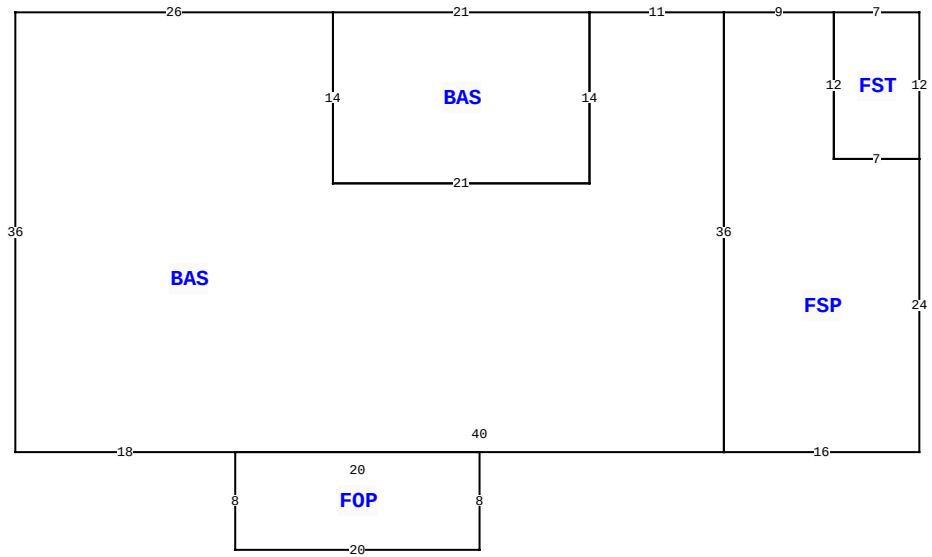
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.20	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100		294	25,130
BAS	1,794	100		1,794	153,346
FOP	160	30		48	4,103
FSP	492	40		197	16,839
FST	84	55		46	3,932
TOTALS	2,824			2,379	203,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,379	109.0280	122.11	290,500	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2018 Heated Area: 2088 HX Base Yr 2018



526 SW COPPERHEAD LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		203,350
TOTAL MARKET OB/XF VALUE		21,643
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		287,993
SOH/AGL Deduction		104,266
ASSESSED VALUE		183,727
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,005
TOTAL JUST VALUE		287,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,898

XFOB:7:2: LEAN TOS

XFOB:7:1: 30 X 30 GARAGE WITH 10 X 20 ADDITION AND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9461	SFR	290	03/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/2621	2/07/2017	QC	U	I	11	100
GRANTOR: DAVID M HELTON & LYNN						
GRANTEE: LYNNE MEYER (A MARR						
1313/0278	3/30/2016	WD	Q	I	01	196,000
GRANTOR: MARLENE GREENSPAN & S						
GRANTEE: DAVID M HELTON & LY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S36 E18 FOP= S8 E20N8 W20$ E40 FSP= E16 N24 FST= N12 W7 S12 E7$ W7 N12 W9S36$ N36 W11 BAS= W21 S14 E21N14$ S14 W21 N14$.

EXTRA FEATURES

LN	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	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	10,000	
2	0294	SHED WOOD/	0	100	16	20	1.00	UT	0.00	0.00	100	2000	2000	3	100	5,000	
3	0166	CONC,PAVMT	0	100	0	0	262.00	UT	1.50	1.50	100	1995	1995	3	100	393	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0169	FENCE/WOOD	0	100	0	0	100.00	UT	13.50	13.50	100	2006	2006	3	100	1,350	
6	0070	CARPORT UF	0	100	24	25	1.00	UT	0.00	0.00	100	2000	2000	3	100	200	
7	0040	BARN,POLE	0	100	16	20	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
8	0294	SHED WOOD/	0	100	10	8	1.00	UT	0.00	0.00	100	2000	2000	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 21,643

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	300.00	200.00	3.00	LT		1.00	1.00	0.70	18,000.00	12,600.00	37,800							
2	0000	C	VAC RES	100		A-1	200.00	200.00	2.00	LT		1.00	1.00	0.70	18,000.00	12,600.00	25,200							

REVIEW DATE 02/01/2016 BY DF Total Acres: 2.30 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 10/07/2025 BY SYS