S DIV: BEG 140.65 FT W OF SE COR
N 101.40 FT, E 70 FT, S 101.52 F
BLOCK P CANOVA S/D.

WHITE NATHAN SCOTT
228 SW MERIDIAN CT
FORT WHITE, FL 32038

2026

00-00-00-13763-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

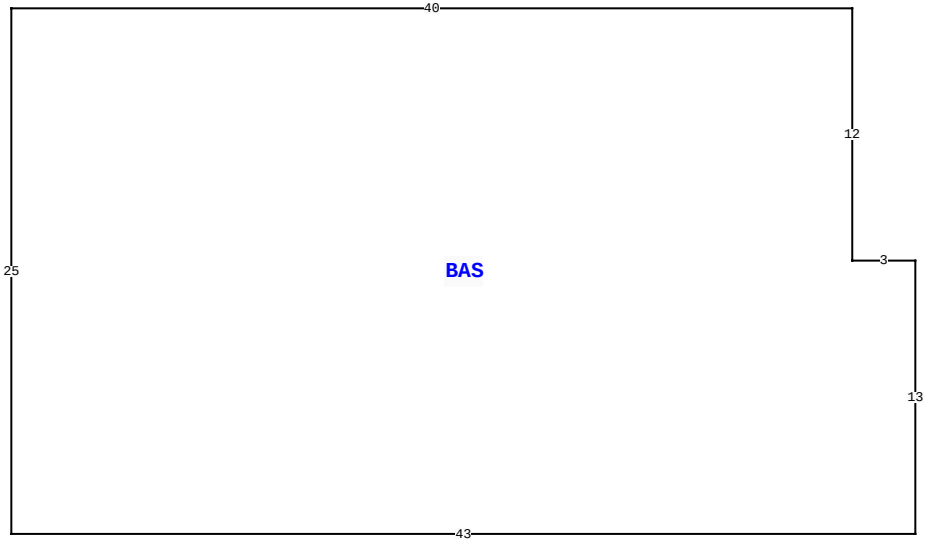
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,039	100		1,039	50,213
TOTALS	1,039			1,039	50,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,039	66.3811	74.35	77,250	1948	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1039 HX Base Yr



449 SE LEHIGH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	50,212
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	5,738
TOTAL MARKET VALUE	58,350
SOH/AGL Deduction	0
ASSESSED VALUE	58,350
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,350
TOTAL JUST VALUE	58,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,350

SALE:3:1: LIFE ESTATE REMAINDERMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2155	ADDN SFR	75	05/26/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/1870	12/19/2011	WD	U	I	30	100
GRANTOR: MARGARET ANN FOUNTAIN						
GRANTEE: NATHAN SCOTT WHITE						
0835/1906	3/06/1997	WD	Q	I	03	0
GRANTOR: GEORGE J WHITE						
GRANTEE: GEORGE J & MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S25 E43 N13 W3 N12 $.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	25	2003	2003	3	25	100	
2	0296	SHED METAL	0	0	10	20	200.00	UT	5.00	5.00	100	2003	2003	3	100	1,000	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0			0.00	0.00	7,650.00	SF		1.00	1.00	1.00	0.75	0.75	5,738							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.18 Total Land Value: 5,738 Market: 0 Agricultural: 0 Common: 5,738 PRINTED 11/18/2025 BY SYS