ALL OF NW1/4 OF NE1/4 LYING NW O
AC DESC ORB 1070-1171 ORB 455-19
769-1380. & BEG NE COR OF S1/2 O

LEHMANN JOHN A
19126 SW SR 47
FORT WHITE, FL 32038

2026

04-7S-16-04128-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

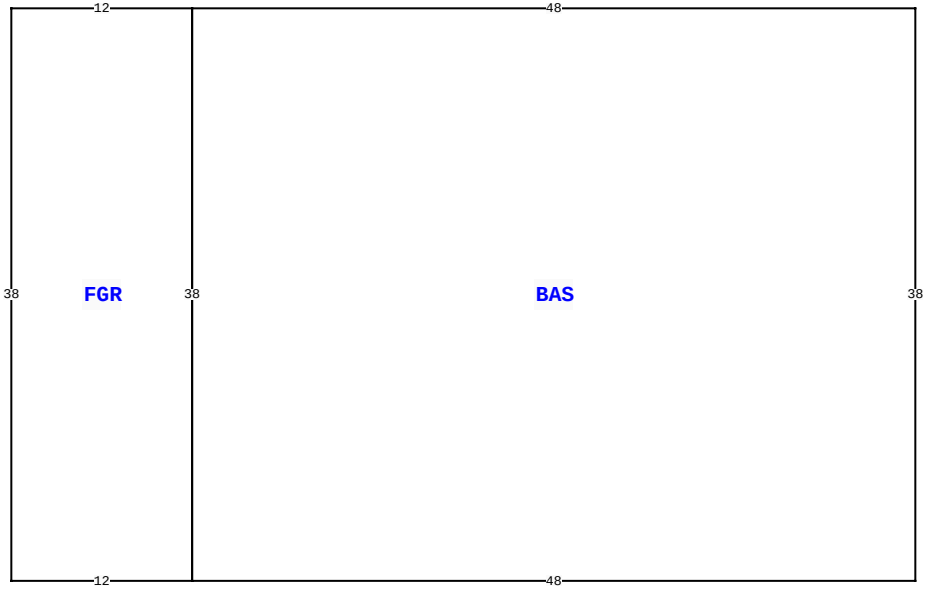
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 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	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100		1,824	171,696
FGR	456	55		251	23,627
TOTALS	2,280			2,075	195,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	108.4460	121.46	252,030	2007	2007	0	0	0	22.50	77.50

1 SINGLE FAM 100% - 2008 Heated Area: 1824 HX Base Yr 2008



19126 SW STATE ROAD 47 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,323
TOTAL MARKET OB/XF VALUE		10,090
TOTAL LAND VALUE - MARKET		56,200
TOTAL MARKET VALUE		261,613
SOH/AGL Deduction		98,734
ASSESSED VALUE		162,879
TOTAL EXEMPTION VALUE	HX HB VX VT	162,879
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		261,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045981	Solar Power Syste	20,617	11/22/2022
23175	SFR	316	05/20/2005
22695	M H	245	01/13/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/1312	1/30/2009	WD	Q	V	01	74,000
GRANTOR: FRANK FEELEY						
GRANTEE: JOHN A LEHMANN						
0769/1380	12/10/1992	WD	Q	V		6,600
GRANTOR: D D LESTER						
GRANTEE: JOHN A LEHMANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FGR= W12 S38 E12 N38$ S38 E48 N38$.

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	0210	GARAGE U	0	100	18	30	540.00	UT	9.50	9.50	100	2007	2007	3	100	5,130	
2	0166	CONC,PAVMT	0	100	0	0	1,320.00	UT	3.00	3.00	100	2007	2007	3	100	3,960	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 10,090

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	0.00	0.00	5.62	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,200							

REVIEW DATE 06/18/2015 BY TW Total Acres: 5.62 Total Land Value: 56,200 Market: 0 Agricultural: 0 Common: 56,200 PRINTED 11/17/2025 BY SYS