

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.

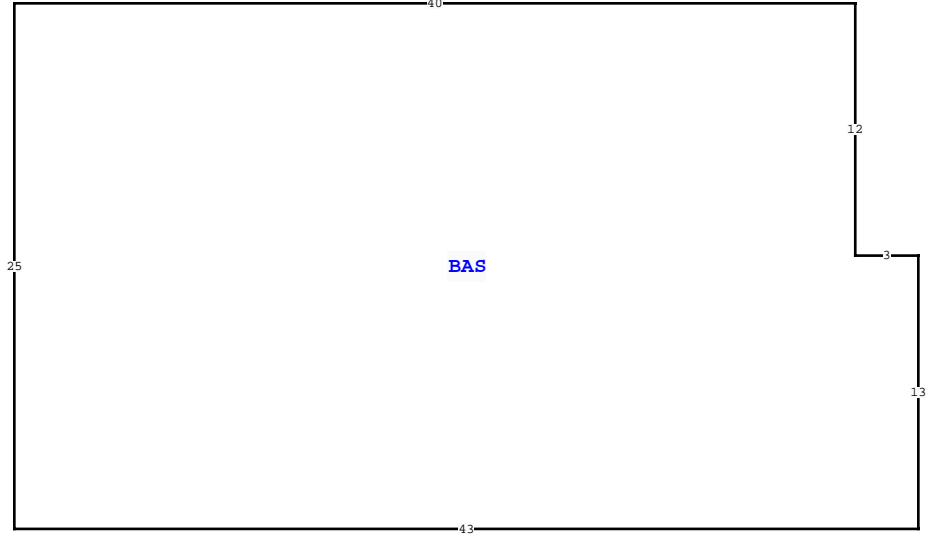
WHITE NATHAN SCOTT
 228 SW MERIDIAN CT
 FORT WHITE, FL 32038

2026

00-00-00-13763-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	90
Interior Floor	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
BAS	1,039	100	
TOTALS	1,039		1,039
TOTALS			50,212

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	0								
			Heated Area: 1039								
				HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			50,212
TOTAL MARKET OB/XF VALUE			2,400
TOTAL LAND VALUE - MARKET			9,562
TOTAL MARKET VALUE			62,174
SOH/AGL Deduction			0
ASSESSED VALUE			62,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,174
TOTAL JUST VALUE			62,174
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 / I	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						

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

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.25	1.25	9,562							

BUILDING NOTES											
449 SE LEHIGH LN, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/12/2026 MLU											

BUILDING DIMENSIONS											
BAS= W40 S25 E43 N13 W3 N12 S.											

TOTAL OB/XF											
2,400											