COMM NW COR OF SEC, RUN E 25
FT TO E R/W OF LAZY OAK RD,
CONT E 1615.61 FT FOR POB, RUN

KREMSER SCOTT/KREMSER TARA
161 SW WINTHROP PL
FORT WHITE, FL 32038

2027

16-6S-16-03832-221

BUILDING CHARACTERISTICS

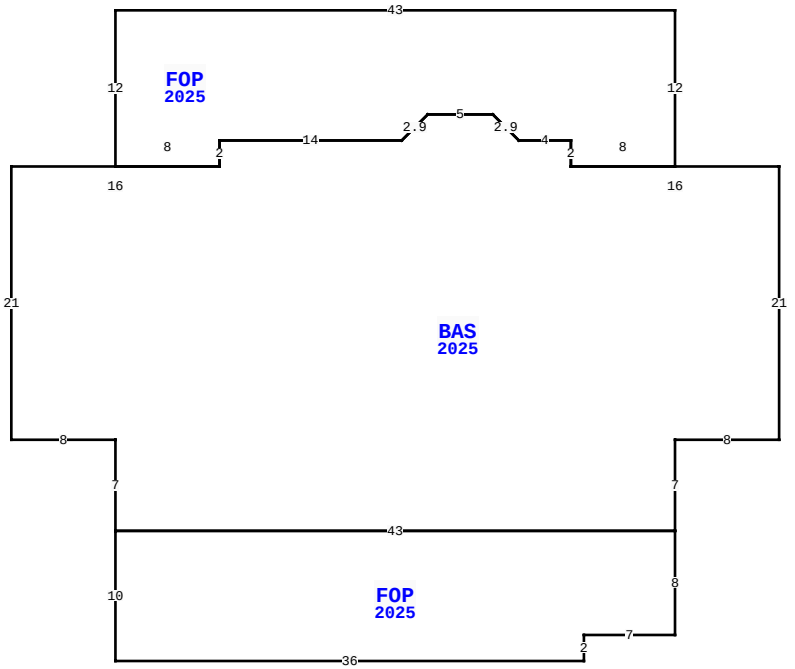
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		16616.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	2025	1,608	204,562
FOP	416	30	2025	125	15,902
FOP	448	30	2025	134	17,047
TOTALS	2,472			1,867	237,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	116.8200	128.50	239,910	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1608 HX Base Yr 2025



161 SW WINTHROP PL, FORT WHITE

BLD DATE		LGL DATE	05/13/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
3	0030	BARN,MT	0	100	0	0	1.00	UT	25,000.00	25,000.00	100	2023	2022		100	25,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		237,511
TOTAL MARKET OB/XF VALUE		32,500
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		370,011
SOH/AGL Deduction		108,910
ASSESSED VALUE		261,101
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		209,690
TOTAL JUST VALUE		370,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045859	New Residential C	148,320	11/07/2022
000044406	Storage Building	31,000	05/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/2461	4/01/2019	QC	U	V	11	100
GRANTOR: SCOTT DAVID KREMSER A						
GRANTEE: SCOTT & TARA KREMSE						
1382/0103	3/28/2019	WD	Q	V	03	30,000
GRANTOR: S RUDY PULEO						
GRANTEE: SCOTT & TARA KREMSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-1,-21] W16 N2 W4 U2L2 W5 D2L2 W14 S2 W16 S21 E8 S7 E43 N7 E8 N21 $
FOP=[YR=2025;ORIG=-9,-33] W43 S12 E8 N2 E14 U2R2 E5 D2R2 E4 S2 E8 N12 $
FOP=[YR=2025;ORIG=-9,7] W43 S10 E36 N2 E7 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,500

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/05/2026 BY robin Total Acres: 10.95 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 11/16/2026 BY SYS