COMM NW COR OF NE1/4 OF NE1/4, S 142.67 FT, SW ALONG CURVE 170.63 FT, W 521.54 FT TO W R/W EVERGRE

O'BYRNE ANA MARIA/O'BYRNE LOUNDRES
262 SW WINTHROP PL
FORT WHITE, FL 32038

2026

16-6S-16-03832-235

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

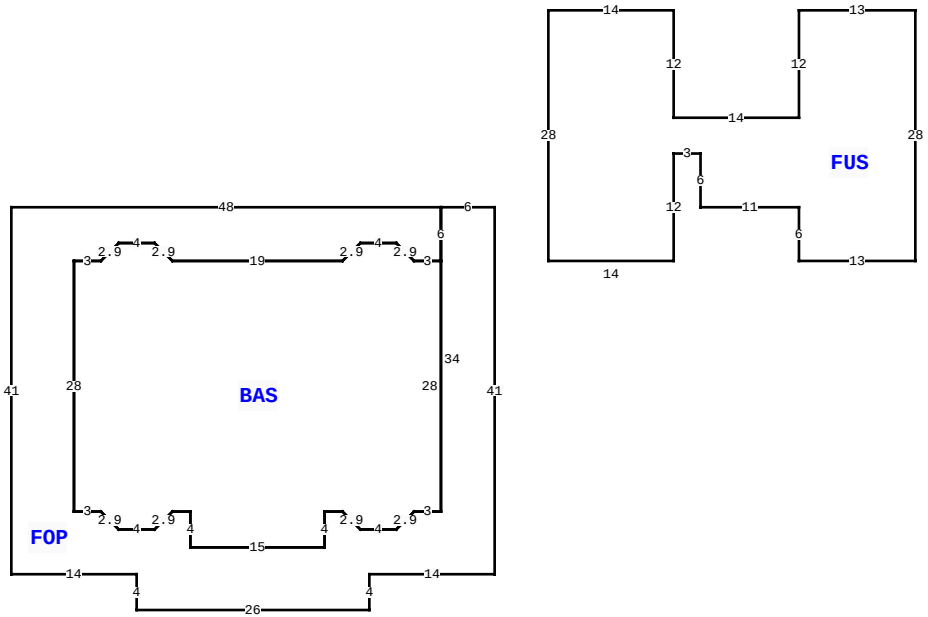
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,256	100		1,256	127,282
FOP	1,062	30		319	32,327
FUS	878	100		878	88,976
TOTALS	3,196			2,453	248,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,453	109.7428	125.11	306,895	2006	2006	0	0	0	19.00	81.00

2 SINGLE FAM 100% - 2024 Heated Area: 2134 HX Base Yr 2024



262 SW WINTHROP PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		248,585
TOTAL MARKET OB/XF VALUE		22,971
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		336,556
SOH/AGL Deduction		11,513
ASSESSED VALUE		325,043
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,632
TOTAL JUST VALUE		336,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051467	Roof Replacement	18,691	11/12/2024
23052	SFR	405	04/20/2005
19720	GARAGE	307	07/09/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1504/1069	11/28/2023	WD	Q	I	01	335,000
GRANTOR: CRUM JUSTIN						
GRANTEE: O'BYRNE ANA MARIA						
1495/916	7/21/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (KEY J						
GRANTEE: CRUM JUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 L2 U2 W4 D2 L2 W19 L2 U2 W4 D2 L2 W3 S28 E3 R2 D2 E4 U2 R2 E2 S4 E15 N4 E2 R2 D2 E4 U2 R2 E3 N28$ FOP= N6 W48 S41 E14 S4 E26 N4 E14 N41 W6 S34 W3 L2 D2 W4 U2 L2 W2 S4 W15 N4 W2 L2 D2 W4 U2 L2 W3 N28 E3 R2 U2 E4 D2 R2 E19 R2 U2 E4 D2 R2 E3$ PTR= E40 FUS= E13 N28 W13 S12 W14 N12 W14 S28 E14 N12 E3 S6 E11 S6$ W40$.

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	0166	CONC,PAVMT	0	100	138	3	414.00	UT	2.50	2.50	100	2006	2006	3	100	1,035	
2	0031	BARN,MT AE	0	100	36	48	1,728.00	UT	12.00	12.00	100	2003	2003	3	100	20,736	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 22,971

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	65,000.00	65,000.00	65,000							

REVIEW DATE 12/26/2024 BY JS Total Acres: 5.20 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 05/12/2026 BY SYS