COMM NE COR OF NW1/4, S 102.30 F
R 18, CONT S 2274.24 FT, NW 429.
POB, S 26 DEG W 220.71 FT, N 63

MCCALL THOMAS JASON
262 SW EUREKA CT
FORT WHITE, FL 32038

2026

31-6S-17-09818-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

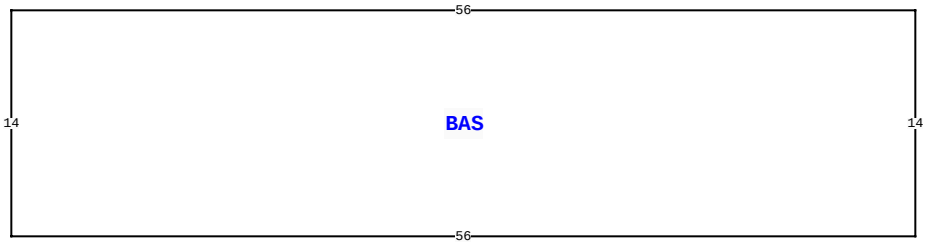
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31617.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,679
TOTALS	784			784	20,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	109.9000	65.94	51,697	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2009 Heated Area: 784 HX Base Yr 2009



262 SW EUREKA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,679
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		46,079
SOH/AGL Deduction		22,684
ASSESSED VALUE		23,395
TOTAL EXEMPTION VALUE	HX HB	23,395
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		46,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27368	M H	348	09/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/670	10/13/2022	WD	U	I	11	0
GRANTOR: MCCALL PATRICIA E						
GRANTEE: MCCALL THOMAS JASON						
1390/2510	8/08/2019	LE	U	I	14	100
GRANTOR: THOMAS J & PATRICIA M						
GRANTEE: THOMAS JASON MCCALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,300	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.50	14,000.00	21,000.00	21,000							

REVIEW DATE 10/19/2017 BY DF Total Acres: 1.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 10/14/2025 BY SYS