LOT 2 FOXWOOD S/D PHASE 1.

WD 1415-2666, WD 1458-2712, WD 1

MCCALLISTER MICHAEL/MCCALLISTER DANIELLE
583 SW JEANLEA PL
FORT WHITE, FL 32038

2027

27-6S-16-03951-102

BUILDING CHARACTERISTICS

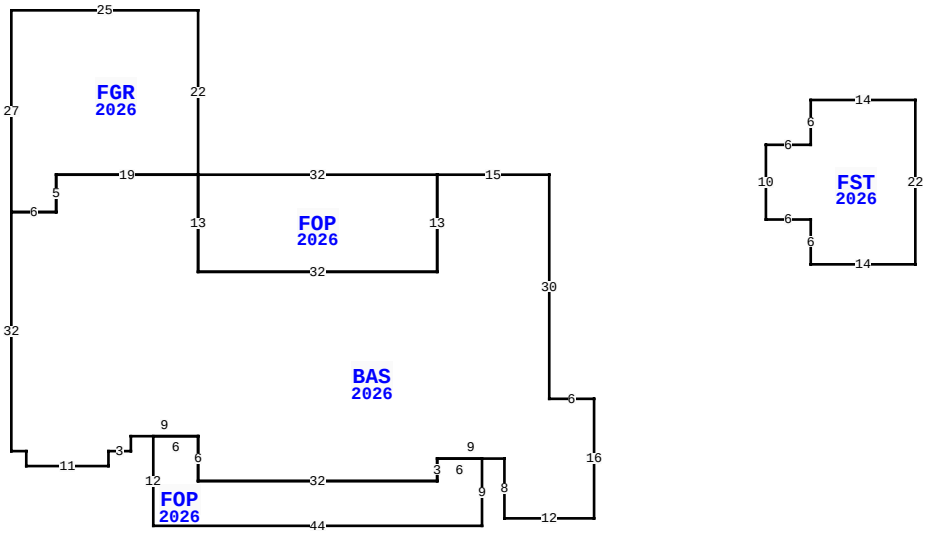
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,509	100	2026	2,509	323,260
FGR	580	55	2026	319	41,100
FOP	318	30	2026	95	12,240
FOP	416	30	2026	125	16,105
FST	368	55	2026	202	26,026
TOTALS	4,191			3,250	418,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,250	117.1275	128.84	418,730	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2509 HX Base Yr 2026



583 SW JEANLEA PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	0040	BARN,POLE	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2024	2023		100	6,500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0166	CONC,PAVMT	0	100	20	20	400.00	UT	3.00	3.00	100	2026	2025		100	1,200	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
5	0280	POOL R/CON	0	100	14	30	548.00	UT	70.00	70.00	100	2027	2026		98	37,593	
6	0080	DECKING	0	100	38	47	1,238.00	UT	3.50	3.50	100	2027	2026		100	4,333	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	418,730
TOTAL MARKET OB/XF VALUE	55,126
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	538,856
SOH/AGL Deduction	72,042
ASSESSED VALUE	466,814
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	415,403
TOTAL JUST VALUE	538,856
NCON VALUE	41,926
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054180	Swimming Pool and	85,000	03/25/2026
000048729	Storage Building	8,000	11/21/2023
000048583	New Residential C	495,000	11/03/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/1694	9/18/2025	WD	U	V	11	100
GRANTOR: MCCALLISTER MICHAEL S						
GRANTEE: MCCALLISTER MICHAEL						
1485/2134	3/02/2023	WD	Q	V	03	75,000
GRANTOR: URBINA LEROY SR						
GRANTEE: MCCALLISTER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=80,10] W15 S13 W32 N13 W19 S5 W6 S32 E2 S2 E11 N2 E3 N2 E9 S6 E32 N3 E9 S8 E12 N16 W6 N30 $
FGR=[YR=2026;ORIG=33,-12] W25 S27 E6 N5 E19 N22 $
FOP=[YR=2026;ORIG=33,10] E32 S13 W32 N13 $
FOP=[YR=2026;ORIG=71,48] W6 S3 W32 N6 W6 S12 E44 N9 $
FST=[YR=2026;ORIG=129,0] W14 S6 W6 S10 E6 S6 E14 N22 $
.

LAND DESCRIPTION

TOTAL OB/XF 55,126

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 06/04/2026 BY JB Total Acres: 5.03 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS