COMM NE COR OF NW1/4, S 102.30 T
SR-18, CONT S 2274.24 FT FOR POB
FT, W 1062.01 FT, NE 686.09 FT,

KIRBY DAVID S/KIRBY AMANDA V
260 SW EUREKA CT
FORT WHITE, FL 32038

2027

31-6S-17-09818-008

BUILDING CHARACTERISTICS

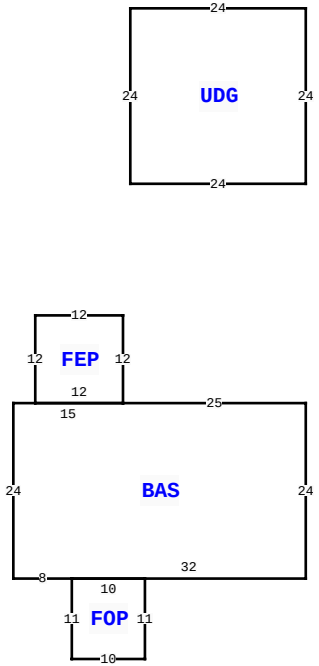
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	960	100		960	77,700
FEP	144	80		115	9,308
FOP	110	30		33	2,671
UDG	576	55		317	25,657
TOTALS	1,790			1,425	115,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,425	113.2000	124.52	177,441	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 960 HX Base Yr 2025



260 SW EUREKA CT, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 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	0070	CARPORT UF	0	100	12	20	240.00	UT	8.00	8.00	100	1993	1993	3	100	1,920	
2	0294	SHED WOOD/	0	100	11	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0251	LEAN TO W/	0	100	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,337
TOTAL MARKET OB/XF VALUE		2,920
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		208,257
SOH/AGL Deduction		38,108
ASSESSED VALUE		170,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,738
TOTAL JUST VALUE		208,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,350

SALE:2:1: 10.00 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/672	10/13/2022	WD	Q	I	01	180,000
GRANTOR: MCCALL PATRICIA E						
GRANTEE: KIRBY DAVID S						
1390/2510	8/08/2019	LE	U	I	14	100
GRANTOR: THOMAS J & PATRICIA E						
GRANTEE: THOMAS JASON MCCALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 W15 S24 E8 E32 N24 $
UDG=[ORIG=0,-30] N24 W24 S24 E24 $
FEP=[ORIG=-25,0] N12 W12 S12 E12 $
FOP=[ORIG=-32,24] S11 E10 N11 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,920

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		00	0.00	0.00	9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000							

REVIEW DATE 02/16/2023 BY CP Total Acres: 9.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2026 BY SYS