

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,

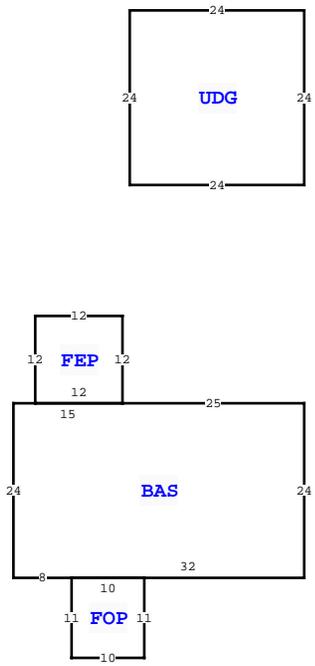
KIRBY DAVID S/KIRBY AMANDA V
 260 SW EUREKA CT
 FORT WHITE, FL 32038

2026

31-6S-17-09818-008


ELEMENT		CD	BUILDING CHARACTERISTICS		
			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	80,527
FEP	144	80		115	9,647
FOP	110	30		33	2,768
UDG	576	55		317	26,591
TOTALS	1,790			1,425	119,532

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2025			183,896	1990	1990	0	0	35.00	65.00
				Heated Area: 960	HX Base Yr 2025						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		119,532	
TOTAL MARKET OB/XF VALUE		2,920	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		212,452	
SOH/AGL Deduction		47,259	
ASSESSED VALUE		165,193	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		113,782	
TOTAL JUST VALUE		212,452	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,850	
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						

EXTRA FEATURES																
L N	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	CARPOT UF	0	100	12	20	UT	8.00	8.00	100	1993	1993	3	100	1,920	
2	0294	SHED WOOD/	0	100	11	24	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0251	LEAN TO W/	0	100	0	0	UT	300.00	300.00	100	1993	1993	3	100	600	

TOTAL OB/XF												2,920	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/06/2026			MLU							

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	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								