

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,

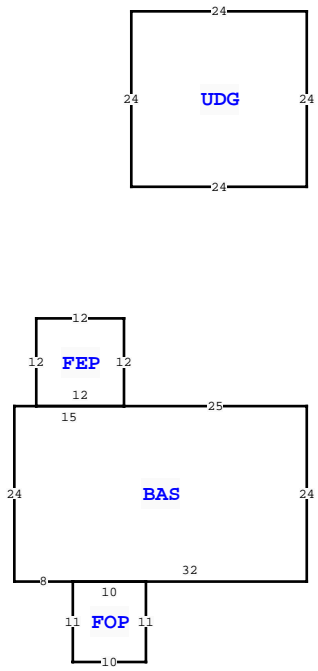
KIRBY DAVID S/KIRBY AMANDA V
 260 SW EUREKA CT
 FORT WHITE, FL 32038

2026

31-6S-17-09818-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	90
Interior Floor	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
BAS	960	100	
FEP	144	80	
FOP	110	30	
UDG	576	55	
TOTALS	1,790		

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		180,662	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			117,430
TOTAL MARKET OB/XF VALUE			2,920
TOTAL LAND VALUE - MARKET			90,000
TOTAL MARKET VALUE			210,350
SOH/AGL Deduction			45,157
ASSESSED VALUE			165,193
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			113,782
TOTAL JUST VALUE			210,350
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			160,850

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		260 SW EUREKA CT, FORT WHITE														
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	240.00	UT	8.00	100	1993	1993	3	100	1,920	
2	0294	SHED WOOD/	0	100	11	24	1.00	UT	0.00	100	1993	1993	3	100	400	
3	0251	LEAN TO W/	0	100	0	0	2.00	UT	300.00	100	1993	1993	3	100	600	

BLD DATE		LGL DATE	
XF DATE	INC 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												
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							