

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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural Units	01	CONV 100	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
BAS	784	100	
TOTALS	784		21,714

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	100%	- 2009		54,284	1994	1994	0	0	60.00	40.00												
				Heated Area: 784			HX Base Yr 2009																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/08/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/08/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			21,714
TOTAL MARKET OB/XF VALUE			4,400
TOTAL LAND VALUE - MARKET			27,000
TOTAL MARKET VALUE			53,114
SOH/AGL Deduction			29,787
ASSESSED VALUE			23,327
TOTAL EXEMPTION VALUE	HX HB		23,327
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			53,114
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						

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

LAND DESCRIPTION												TOTAL OB/XF				4,400								
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	0200	C	MBL HM	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.50	18,000.00	27,000.00	27,000							

BUILDING NOTES											
262 SW EUREKA CT, FORT WHITE											

BUILDING DIMENSIONS											
BAS= W56 S14 E56 N14\$.											