(AKA LOT 27 BUCKHEAD WOODS S/D U
COMM NW COR OF SE1/4 OF SE1/4, R
FOR POB, E 1008.92 FT TO W R/W O

MCNULTY ROBERT/MCNULTY SARA
3631 N 63RD STREET
KANSAS CITY, KS 66104

2026

26-5S-16-03716-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

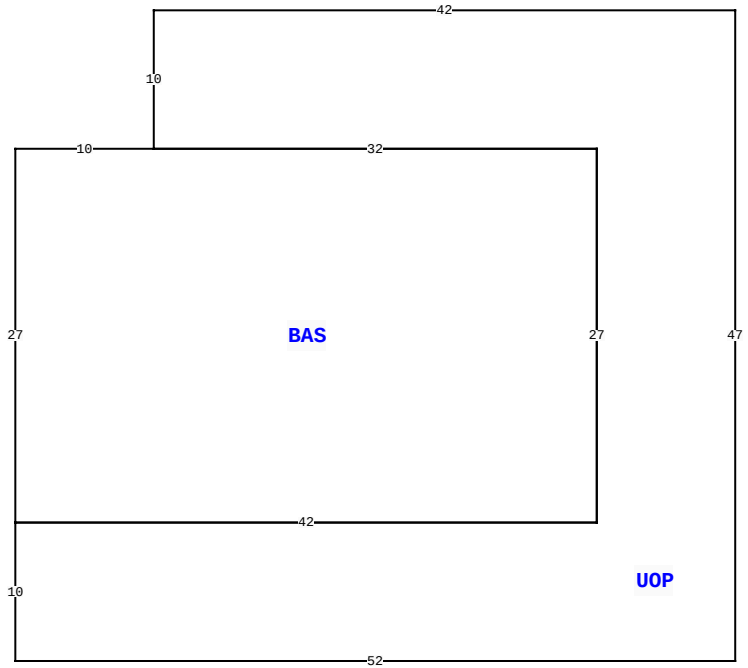
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	68,538
UOP	1,210	25		302	18,253
TOTALS	2,344			1,436	86,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,436	116.9000	109.89	157,802	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1134 HX Base Yr



3712 SW OLD WIRE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,791
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	91,770
TOTAL MARKET VALUE	188,561
SOH/AGL Deduction	39,202
ASSESSED VALUE	149,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,359
TOTAL JUST VALUE	188,561
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20935	M H	125	07/30/2003
17671	M H	125	11/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0014	2/05/2020	QC	U	I	11	80,000
GRANTOR: C A BOONE CONSTRUCTIO						
GRANTEE: ROBERT & SARA MCNUL						
1248/0088	9/30/2012	WD	U	I	30	100
GRANTOR: JAMES F BOONE						
GRANTEE: C A BOONE CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S27 UOP= S10 E52 N47 W42 S10 E32 S27 W42$ E42 N27 W32$.

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	0	30	40	1,200.00	UT	1.50	1.50	100	2001	2001	3	100	1,800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	0		A-1	0.00	0.00	9.66	AC		1.00	1.00	1.00	9,500.00	9,500.00	91,770							

REVIEW DATE 05/06/2015 BY TW Total Acres: 9.66 Total Land Value: 91,770 Market: 0 Agricultural: 0 Common: 91,770 PRINTED 11/18/2025 BY SYS