LOT 49 UNIT 23 BLOCK 1 THREE RIV
668-585, 1041-1798, DC 1375-2581

HULL BRIAN LEE
281 MIX AVE
COLUMBUS, OH 43228-1939

2027

00-00-00-01433-003

BUILDING CHARACTERISTICS

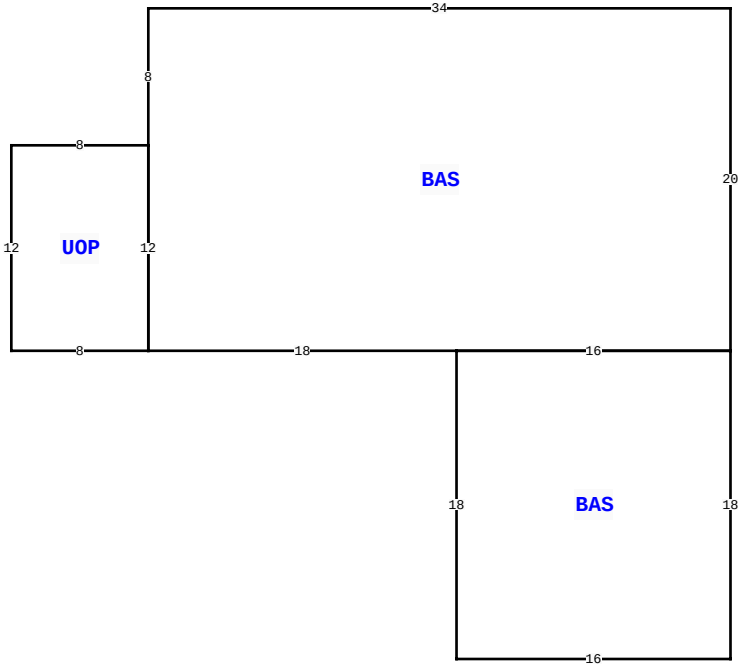
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	100000.23	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	19,488
BAS	680	100		680	46,012
UOP	96	20		19	1,286
TOTALS	1,064			987	66,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	987	94.6400	104.10	102,747	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 968 HX Base Yr



1027 SW KENTUCKY ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	15	28	420.00	UT	2.50	2.50	100	1993	1993	3	100	1,050	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,786
TOTAL MARKET OB/XF VALUE	3,250
TOTAL LAND VALUE - MARKET	24,000
TOTAL MARKET VALUE	94,036
SOH/AGL Deduction	286
ASSESSED VALUE	93,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,750
TOTAL JUST VALUE	94,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/2582	1/08/2019	WD	U	I	11	100
GRANTOR: TAMARA JOAN PARSELL						
GRANTEE: TAMARA JOAN PARSELL						
0668/0585	10/25/1988	WD	Q	V		5,600
GRANTOR: THREE RIVERS						
GRANTEE: PARSELL MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S8 UOP= W8 S12 E8 N12$ S12 E18 BAS= S18 E16 N18 W16$ E16 N20$.

LAND DESCRIPTION

TOTAL OB/XF 3,250

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	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 12/08/2015 BY RP Total Acres: 0.92 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS