FT WHITE: ALL BLOCK 30, & THE S
COULTER ST BETWEEN SW WELL ST &
ST. EX N 100 FT.

LACAZE SANDRA KAY
2170 PLANTATION TRL
BELLBROOK, OH 45305

2026

00-00-00-14380-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

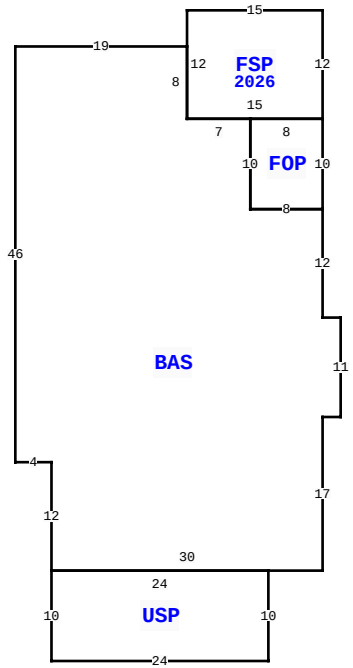
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,746	100		1,746	155,300
FOP	80	30		24	2,135
FSP	180	40	2026	72	6,404
USP	240	35		84	7,472
TOTALS	2,246			1,926	171,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,926	120.0375	136.84	263,554	1940	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1746 HX Base Yr



180 SW BRYANT AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	171,310
TOTAL MARKET OB/XF VALUE	42,636
TOTAL LAND VALUE - MARKET	17,640
TOTAL MARKET VALUE	231,586
SOH/AGL Deduction	0
ASSESSED VALUE	231,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,586
TOTAL JUST VALUE	231,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/615	3/20/2025	WD	U	I	41	315,000
GRANTOR: LACORTE JAMES G						
GRANTEE: LACAZE SANDRA KAY						
1442/1621	7/16/2021	WD	Q	I	01	145,000
GRANTOR: MOCK GREGORY D						
GRANTEE: LACORTE JAMES G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 S46 E4 S12 E30 N17 E2 N11 W2 N12 W8 N10 W7 N8 $
USP=[ORIG=-15,58] S10 E24 N10 W24 $
FOP=[ORIG=15,18] N10 W8 S10 E8 $
FSP=[YR=2026;ORIG=15,8] W15 N12 E15 S12 $
.

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	2.00	UT	1,200.00	1,200.00	100	0	0	3	100	2,400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	560	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200	
4	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,900	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	
8	0281	POOL R/FIB	0	0	30	16	480.00	UT	65.00	65.00	100	2026	2025		98	30,576	

LAND DESCRIPTION

TOTAL OB/XF 42,636

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			0.00	0.00	22,050.00	SF		1.00	1.00	1.00	0.80	0.80	17,640							

REVIEW DATE 07/10/2025 BY TP Total Acres: 0.57 Total Land Value: 17,640 Market: 0 Agricultural: 0 Common: 17,640 PRINTED 05/08/2026 BY SYS