

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

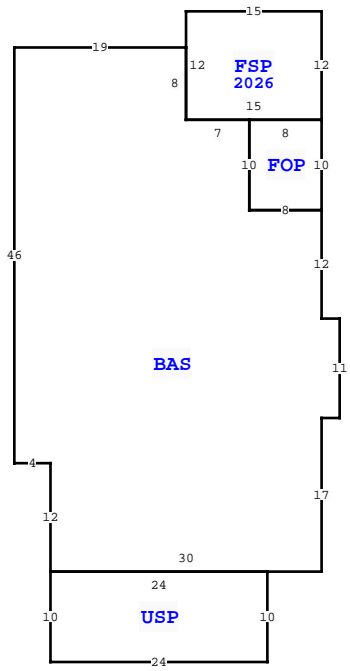
LACAZE SANDRA KAY
 2170 PLANTATION TRL
 BELLBROOK, OH 45305

2026

00-00-00-14380-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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
BAS	1,746
FOP	80
FSP	180
USP	240
TOTALS	2,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	134.44	258,931	1940	1995	0	0	35.00	65.00
Heated Area: 1746						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		168,305	
TOTAL MARKET OB/XF VALUE		42,636	
TOTAL LAND VALUE - MARKET		17,640	
TOTAL MARKET VALUE		228,581	
SOH/AGL Deduction		0	
ASSESSED VALUE		228,581	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		228,581	
TOTAL JUST VALUE		228,581	
NCON VALUE		0	
INCOME VALUE		0	
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						

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	0190	FPLC PF	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	1.00	UT	0.00	0.00	100	0	0	3	100	560	
3	0166	CONC, PAVMT	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	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,900	
5	0251	LEAN TO W/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	600	
6	0081	DECKING WI	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,400	
7	0169	FENCE/WOOD	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	480.00	UT	65.00	65.00	100	2026	2025		98	30,576	

TOTALS		180 SW BRYANT AVE, FORT WHITE	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/20/2022
			MLU

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 \$	

LAND DESCRIPTION		TOTAL OB/XF														42,636								
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	0			0.00	0.00	22,050.00	SF		1.00	1.00	1.00	0.80	0.80	17,640							