

(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

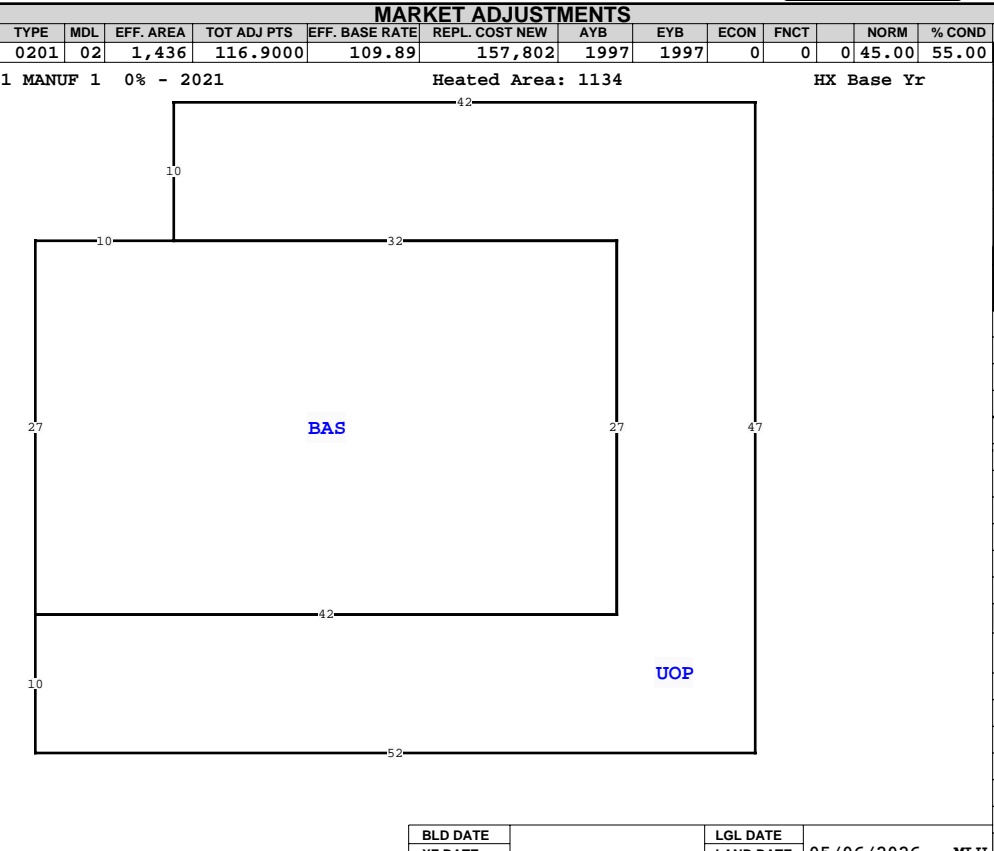
MCNULTY ROBERT/MCNULTY SARA  
 3631 N 63RD STREET  
 KANSAS CITY, KS 66104

2026

26-5S-16-03716-127



BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0201	02	1,436	116.9000	109.89	157,802	1997	1997	0	0	45.00	55.00
Roof Structur	03	GABLE/HIP 100	1 MANUF 1 0% - 2021 Heated Area: 1134 HX Base Yr											
Roof Cover	14	PREFIN MT 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													
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									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			86,791
TOTAL MARKET OB/XF VALUE			40,000
TOTAL LAND VALUE - MARKET			106,260
TOTAL MARKET VALUE			233,051
SOH/AGL Deduction			53,692
ASSESSED VALUE			179,359
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,359
TOTAL JUST VALUE			233,051
NCON VALUE			30,000
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 CONSTRUCTION						
GRANTEE: ROBERT & SARA MCNUL						
1248/0088	9/30/2012	WD	U	I	30	100
GRANTOR: JAMES F BOONE						
GRANTEE: C A BOONE CONSTRUCT						

EXTRA FEATURES		3712 SW OLD WIRE RD, FORT WHITE															
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	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	
4	0030	BARN, MT	0	0	40	60	1.00	UT	30,000.00	30,000.00	100	2026	2025		100	30,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	

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

LAND DESCRIPTION		TOTAL OB/XF 40,000																						
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	0		A-1	0.00	0.00	9.66	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,260							