

HUTCHINS SHELDON/HUTCHINS VANESSA
1717 PANORAMA DR
LOCUST, GA 30248

2026

00-00-00-13352-000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Architectual

Units

Condition Adj

Kitchen Adjus

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

15

03

03

05

14

06

03

04

01

1.

05

03

01

05

0100

860317.00

CONC BLOCK 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CARPET 90

VINYL ASB 10

CENTRAL 100

AIR DUCTED 100

3 100

1.5 100

NONE 100

1. 100

CONV 100

0 100

03 100

01 100

05 05

SINGLE FAMILY

MKT AREA

06

1.00/

TOTALS

2,360

1,713

137,489

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

0166

CONC, PAVMT

0 0

0 0

1.00

UT

0.00

0.00

100

0

0

3

100

200

2

0294

SHED WOOD/

0 0

0 0

1.00

UT

300.00

300.00

30

1993

1993

3

30

90

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

*RSF-

300.00

105.00

10,500.00

SF

1.00

1.00

1.00

0.95

0.95

9,975

REVIEW DATE

10/18/2016

BY

DF

Total Acres:

0.24

Total Land Value:

9,975

Market:

0

Agricultural:

0

Common:

9,975

PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,713

110.2500

123.48

211,521

1960

1960

0

0

35.00

65.00

1 SINGLE FAM

0% - 0

Heated Area: 1176

HX Base Yr

UDG

UST

FCP

FSP

BAS

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2022

MLU

COLUMBIA COUNTY PROPERTY

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1

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

137,489

290

9,975

147,754

1,664

146,090

0

146,090

147,754

0

147,754

SALE:1:1: DOT IS CHECKING-JUST PLAIN PAID TOO MUCH

LAND:1:1: 0.24 AC

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / U

V / I

RSN CD

SALE PRICE

1256/2369

5/20/2013

WD

U

I

12

35,500

GRANTOR:FEDERAL NATIONAL MORT

GRANTEE:SHELDON & VANESSA H

1237/0621

6/22/2012

CT

U

I

18

0

GRANTOR:CLERK OF COURT (BETTY

GRANTEE:FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W12 S8 E12 N8\$S8 FCP= W12 S24 E12 N24\$ S20FOP= S4 E18 N4 W18\$ E42 N28\$PTR=N30 UDG= N28 W26 S28 E26\$ S30\$.