AKA LOTS 19 & 20 TUSTENUGGEE PLA
(LOT 19) COMM NE COR, RUN W 3932
1986.45 FT FOR POB, CONT S 662.1

COUCH TALINA/PIGOTT TINA
924 ANNA MARIE LN
MONROE, GA 30655

2026

18-6S-17-09696-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18617.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

233 SW WISTERIA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	8,750
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	188,750
SOH/AGL Deduction	0
ASSESSED VALUE	188,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,750
TOTAL JUST VALUE	188,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/223	9/02/2023	PR	U	I	19	100
GRANTOR: COUCH TALINA AS PR OF						
GRANTEE: COUCH TALINA						
1078/1153	3/24/2006	QC	Q	V	06	100
GRANTOR: JAMES O'STEEN						
GRANTEE: JAMES O'STEEN & FAR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,750

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	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000							

REVIEW DATE 10/16/2017 BY BC Total Acres: 20.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 10/02/2025 BY SYS