

BUTLER MILTON FOREST LIVING TRUST
2465 GUN CREEK ROAD
OXFORD, GA 30267

21-5S-17-09314-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
CONSTRUCTION										VALUATION SUMMARY										3																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	26	ALM SIDING 100								0800	02	969	98.0100	58.81	56,987	1986	1986	0	0	0	60.00	40.00	VALUATION BY														
Roof Structur	03	GABLE/HIP 100								1 MOBILE HME 0% - 0 Heated Area: 868 HX Base Yr										STANDARD																	
Roof Cover	01	MINIMUM 100								62 14 38 24 12 24 12 24 BAS USP										Tax Group: 3									Tax Dist:								
Interior Wall	05	DRYWALL 100																		BUILDING MARKET VALUE									22,795								
Interior Floo	14	CARPET 90																		TOTAL MARKET OB/XF VALUE									8,950								
Interior Floo	08	SHT VINYL 10																		TOTAL LAND VALUE - MARKET									136,990								
Air Condition	03	CENTRAL 100																		TOTAL MARKET VALUE									42,035								
Heating Type	04	AIR DUCTED 100																	SOH/AGL Deduction									3,697									
Bedrooms		2 100																	ASSESSED VALUE									38,338									
Bathrooms		1.5 100																	TOTAL EXEMPTION VALUE									0									
Stories	1.	1. 100																	BASE TAXABLE VALUE									38,338									
Architectual Units	01	CONV 100																	TOTAL JUST VALUE									168,735									
Condition Adj	03	03 100																	NCON VALUE									0									
Kitchen Adjus	01	01 100																	INCOME VALUE																		
Quality		03	03																PREVIOUS YEAR MKT VALUE									168,735									
DOR CODE		5000 IMPROVED AG																																			
MAP NUM												MKT AREA		02																							
NEIGHBORHOOD/LOC		21517.00 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS	868	100		868		20,419																															
USP	288	35		101		2,376																															
TOTALS		1,156			969		22,795		1121 SW PAUL PEARCE LN, LAKE CITY										BLD DATE				LGL DATE														
EXTRA FEATURES												XF DATE				LAND DATE		04/08/2025		MLU																	
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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	750																					
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500																					
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400																					
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																					
5	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										8,950																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	3,700.00	3,700.00	3,700																				
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.81	AC		1.00	1.00	1.00	445.00	445.00	6,590																				
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	133,290																				
REVIEW DATE		09/05/2017		BY	BC	Total Acres: 15.81		Total Land Value: 10,290		Market: 133,290		Agricultural: 6,590		Common: 3,700		PRINTED 11/18/2025 BY SYS																					