LOT 5 BLOCK 5 HIGHLANDS S/D.
870-921, CT 1260-1525, WD 1276-4

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

2026

31-3S-17-05925-000

BUILDING CHARACTERISTICS

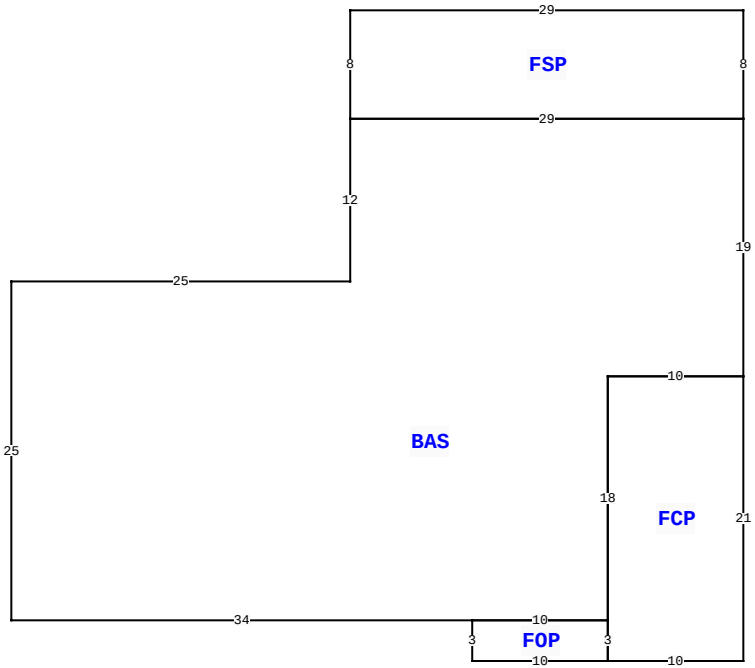
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,518	100		1,518	97,851
FCP	210	25		52	3,352
FOP	30	30		9	580
FSP	232	40		93	5,995
TOTALS	1,990			1,672	107,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,672	88.5456	99.17	165,812	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1518 HX Base Yr



971 NW HIGHLANDS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,778
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	17,083
TOTAL MARKET VALUE	125,661
SOH/AGL Deduction	0
ASSESSED VALUE	125,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,661
TOTAL JUST VALUE	125,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047764	Roof Replacement	7,400	07/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1277/2492	6/25/2014	WD	U	I	11	100
GRANTOR: SHELDON D HUTCHINS &						
GRANTEE: SHELDON D HUTCHINS						
1276/0433	6/10/2014	WD	U	I	12	30,100
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SHELDON D HUTCHINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S12 W25 S25 E34 FOP= S3 E10 N3 W10$ E10 FCP= S3 E10 N21 W10 S18$ N18 E10 N19 FSP= N8 W29 S8 E29$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0100	C	SFR	0		*RSF-2	0.00	0.00	17,982.55	SF		1.00	1.00	1.00	0.95	0.95	17,083							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.41 Total Land Value: 17,083 Market: 0 Agricultural: 0 Common: 17,083 PRINTED 10/03/2025 BY SYS