E DIV: COMM NE COR LOT 276, RUN POB, CONT E 100 FT, S 105 FT, W TO POB, (BLOCK 297). ALSO DESC A

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

**2027**

**00-00-00-13352-000**

## BUILDING CHARACTERISTICS

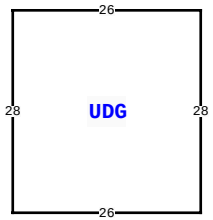
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

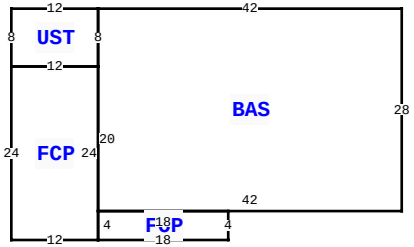
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,176 | 100 | | 1,176 | 92,706 |
| FCP | 288 | 25 | | 72 | 5,676 |
| FOP | 72 | 30 | | 22 | 1,734 |
| UDG | 728 | 55 | | 400 | 31,533 |
| UST | 96 | 45 | | 43 | 3,390 |
| TOTALS | 2,360 | | | 1,713 | 135,039 |

## 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 | 121.28 | 207,753 | 1960 | 1960 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr




582 SE SAINT JOHNS ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 30 | 1993 | 1993 | 3 | 30 | 90 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 135,039 |
| TOTAL MARKET OB/XF VALUE | 290 |
| TOTAL LAND VALUE - MARKET | 15,750 |
| TOTAL MARKET VALUE | 151,079 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 151,079 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 151,079 |
| TOTAL JUST VALUE | 151,079 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 153,529 |

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$.

## LAND DESCRIPTION

TOTAL OB/XF 290

| 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-1 | 100.00 | 105.00 | 10,500.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 15,750 | | | | | | | |

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.24 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS