

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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												
DOR CODE 9900 NON AG ACREAGE													PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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												
MAP NUM MKT AREA 02													BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU												
NEIGHBORHOOD/LOC 18617.010 1.00/													BUILDING NOTES BUILDING DIMENSIONS												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																				
TOTALS			233 SW WISTERIA CT, FORT WHITE																						
EXTRA FEATURES						L	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	0	0	0.00	100	2013	2013	3	100	200				
						2	0296	SHED METAL	0	0	0	0	0	0.00	100	2013	2013	3	100	50					
						3	0296	SHED METAL	0	0	0	0	0	0.00	100	2017	2017	3	100	1,500					
						4	9945	Well/Sept	0	0	0	0	0	7,000.00	7,000.00	100			3	100	7,000				

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							