

COMM SW COR OF NE1/4 OF SE1/4, R  
 POB, CONT N 210 FT, E 420 FT, S  
 SR-250, W'LY ALONG R/W 424.03 FT

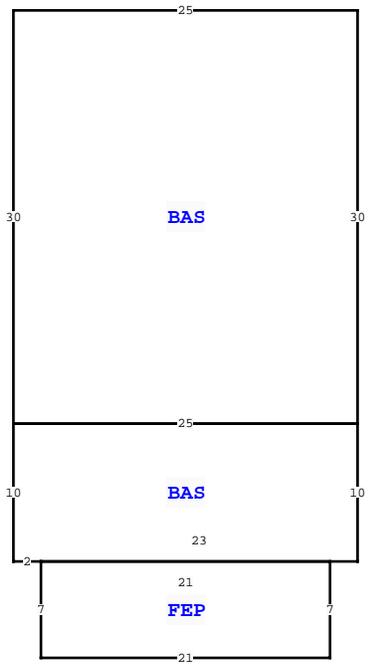
FUTCH WILLIAM M  
 1233 RICKETSON RD  
 PEARSON, GA 31642

**2026**

20-3S-17-05378-000  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
03	FORCED AIR 100				
	3 100				
	1 100				
01	NONE 100				
1.1	1.100				
05	CONV 100				
	0 100				
02	02 100				
01	01 100				
03	03				
0100	SINGLE FAMILY				
	MAP NUM	MKT AREA	04		
	NEIGHBORHOOD/LOC 20317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	250	100		250	16,193
BAS	750	100		750	48,580
FEP	147	80		118	7,643
TOTALS	1,147			1,118	72,416

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,118	87.4120	99.65	111,409	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				72,416		
TOTAL MARKET OB/XF VALUE				1,300		
TOTAL LAND VALUE - MARKET				11,550		
TOTAL MARKET VALUE				85,266		
SOH/AGL Deduction				0		
ASSESSED VALUE				85,266		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				85,266		
TOTAL JUST VALUE				85,266		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				83,994		
LAND:1:1: PART OF LAND WET						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/1549	8/10/2015	WD	U	I	14	100
GRANTOR: SARAH GALL, MARY ALIC						
GRANTEE: WILLIAM M FUTCH (LI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W25 S30 BAS= S10 E2 FEP= S7 E21 N7 W21\$ E23 N10 W25\$ E25 N30\$.						

EXTRA FEATURES														BLD DATE		LGL DATE		
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	LAND DATE	AG DATE
1	0210	GARAGE U	0	0	15	25	1.00	UT	0.00	100	1993	1993	3	100	1,000		04/29/2025	MLU
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	2011	2011	3	100	300			

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	0100	C	SFR	0			0.00	0.00	1.50	AC		1.00	1.00	0.70	11,000.00	7,700.00	11,550							