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

2027

20-3S-17-05378-000

BUILDING CHARACTERISTICS

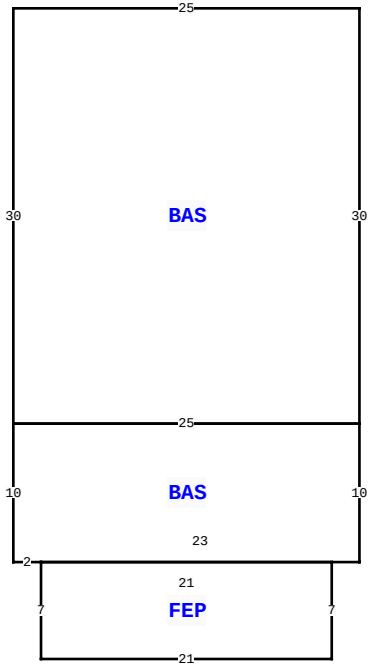
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	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	15,625
BAS	750	100		750	46,873
FEP	147	80		118	7,375
TOTALS	1,147			1,118	69,872

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	96.15	107,496	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



675 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,872
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	11,550
TOTAL MARKET VALUE	82,722
SOH/AGL Deduction	0
ASSESSED VALUE	82,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,722
TOTAL JUST VALUE	82,722
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

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	0210	GARAGE U	0	0	15	25	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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			0.00	0.00	1.50	AC		1.00	1.00	0.70	11,000.00	7,700.00	11,550							

REVIEW DATE 08/24/2015 BY DF Total Acres: 1.50 Total Land Value: 11,550 Market: 0 Agricultural: 0 Common: 11,550 PRINTED 11/17/2026 BY SYS