COMM SW COR OF NW1/4 OF NW1/4,
RUN E 462 FT FOR POB, RUN N
672 FT, W 243 FT, N 368 FT, E

BUTLER MILTON FOREST LIVING TRUST
2465 GUN CREEK ROAD
OXFORD, GA 30267

2026

21-5S-17-09314-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

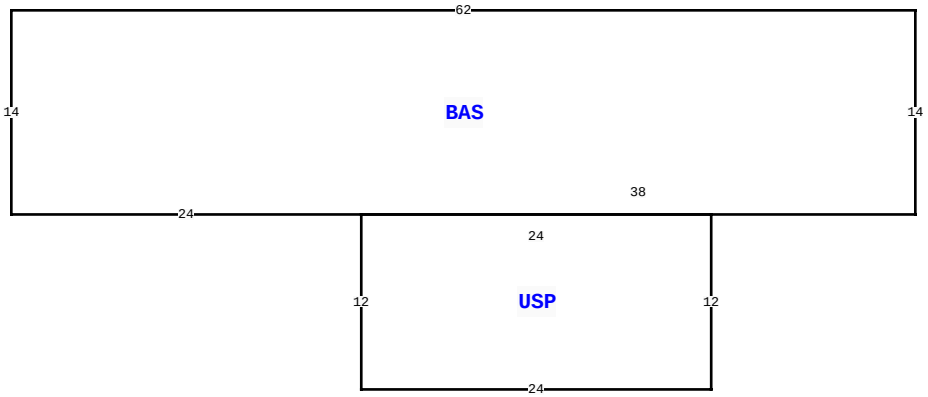
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	21,440
USP	288	35		101	2,495
TOTALS	1,156			969	23,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	969	98.0100	61.75	59,836	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 868 HX Base Yr



1121 SW PAUL PEARCE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	23,934
TOTAL MARKET OB/XF VALUE	8,950
TOTAL LAND VALUE - MARKET	142,290
TOTAL MARKET VALUE	48,474
SOH/AGL Deduction	10,136
ASSESSED VALUE	38,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,338
TOTAL JUST VALUE	175,174
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,735

SALE:1:1: 14.81 AC WITH MH
XFOB:1:1: RIVEROAKS ID#ROC16265AL ORB 788-087
BLDG:1:1: RIVER OAKS ID#ROC1626265AL ORB 788-087

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1632	9/19/2019	QC	U	I	30	0
GRANTOR: MILTON FOREST BUTLER						
GRANTEE: MILTON FOREST BUTLE						
0788/0087	3/18/1994	WD	Q	I		45,000
GRANTOR: JAMES T & ELSIE F MUR						
GRANTEE: MILTON FOREST BUTLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S14 E24 USP= S12 E24 N12 W24$ E38 N14$.

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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	750	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,950

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.81	AC		1.00	1.00	1.00	445.00	445.00	6,590							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.81	AC		1.00	1.00	1.00	9,000.00	9,000.00	133,290							

REVIEW DATE 09/05/2017 BY BC Total Acres: 15.81 Total Land Value: 15,590 Market: 133,290 Agricultural: 6,590 Common: 9,000 PRINTED 05/08/2026 BY SYS