

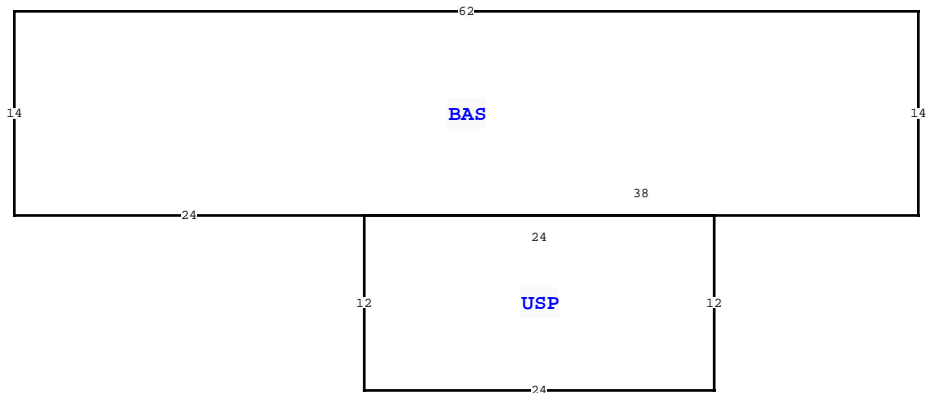
COMM SW COR OF NW1/4 OF NW1/4,  
 RUN E 462 FT FOR POB, RUN N  
 672 FT, W 243 FT, N 368 FT, E

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

**2026**

21-5S-17-09314-002  


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
26	ALM SIDING 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
2	2 100		
1.5	1.5 100		
1.	1. 100		
01	CONV 100		
0	0 100		
03	03 100		
01	01 100		
03	03		
5000	IMPROVED AG		
21517.00	1.00/		
BAS	868	100	868
USP	288	35	101
TOTALS	1,156		969

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	58.81	56,987	1986	1986	0	0	60.00	40.00														
1 MOBILE HME 0% - 0 Heated Area: 868 HX Base Yr																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	22,795		
TOTAL MARKET OB/XF VALUE	8,950		
TOTAL LAND VALUE - MARKET	142,290		
TOTAL MARKET VALUE	47,335		
SOH/AGL Deduction	8,997		
ASSESSED VALUE	38,338		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	38,338		
TOTAL JUST VALUE	174,035		
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																	
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
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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							