LOT 5 BLOCK 5 HIGHLANDS S/D.

870-921, CT 1260-1525, WD 1276-4

HUTCHINS SHELDON B/HUTCHINS VANESSA V
1717 PANORAMA DR
LOCUST, GA 30248

**2027**

**31-3S-17-05925-000**

## BUILDING CHARACTERISTICS

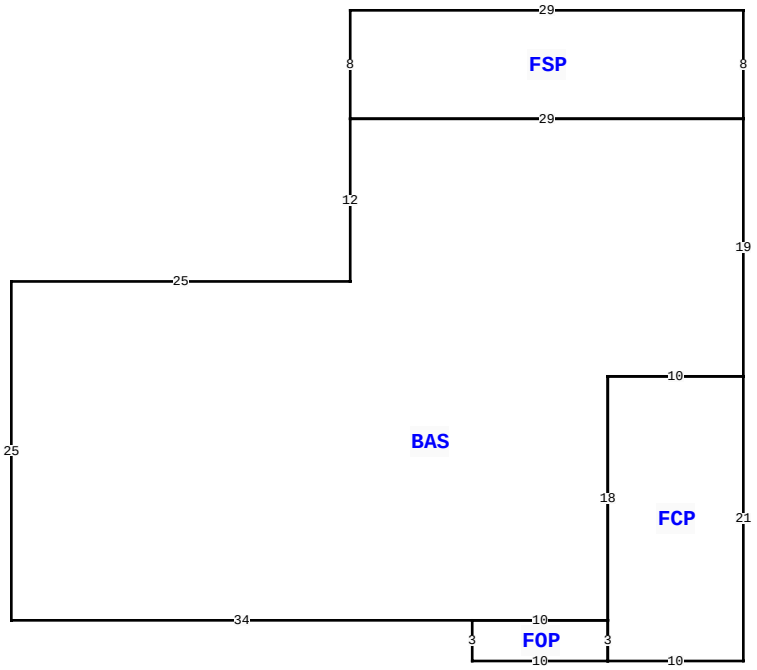
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 30317.020 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,518 | 100 | | 1,518 | 96,104 |
| FCP | 210 | 25 | | 52 | 3,292 |
| FOP | 30 | 30 | | 9 | 570 |
| FSP | 232 | 40 | | 93 | 5,888 |
| TOTALS | 1,990 | | | 1,672 | 105,854 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,672 | 88.5456 | 97.40 | 162,853 | 1963 | 1963 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1518 HX Base Yr




971 NW HIGHLANDS LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 105,854 |
| TOTAL MARKET OB/XF VALUE | 800 |
| TOTAL LAND VALUE - MARKET | 22,478 |
| TOTAL MARKET VALUE | 129,132 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 129,132 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 129,132 |
| TOTAL JUST VALUE | 129,132 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 131,056 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047764 | Roof Replacement | 7,400 | 07/27/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1277/2492 | 6/25/2014 | WD | U | I | 11 | 100 |
| GRANTOR: SHELDON D HUTCHINS & | | | | | | |
| GRANTEE: SHELDON D HUTCHINS | | | | | | |
| 1276/0433 | 6/10/2014 | WD | U | I | 12 | 30,100 |
| GRANTOR: SECRETARY OF VETERANS | | | | | | |
| GRANTEE: SHELDON D HUTCHINS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 S12 W25 S25 E34 FOP= S3 E10 N3 W10$ E10 FCP= S3 E10 N21 W10 S18$ N18 E10 N19 FSP= N8 W29 S8 E29$.

## LAND DESCRIPTION

TOTAL OB/XF 800

| 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 | | *RSF-2 | 0.00 | 0.00 | 17,982.55 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 22,478 | | | | | | | |

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.41 Total Land Value: 22,478 Market: 0 Agricultural: 0 Common: 22,478 PRINTED 11/17/2026 BY SYS