BEG SE COR OF SEC 4-2S-17E,
N 784.38 FT, W 2416.54 FT,
SW 2585.08 FT TO N R/W OF 441

DOUGLAS STEPHEN M/DOUGLAS JESSICA L
P O BOX 1048
VALDOSTA, GA 31603

2026

09-2S-17-04695-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	9217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	299,208
TOTAL MARKET VALUE	28,150
SOH/AGL Deduction	0
ASSESSED VALUE	28,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,150
TOTAL JUST VALUE	299,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1187/2476	1/22/2010	WD	U	V	11	100
GRANTOR: J T WOOD						
GRANTEE: STEPHEN M DOUGLAS &						
1186/1377	12/28/2009	WD	U	V	40	112,300
GRANTOR: J T WOOD						
GRANTEE: STEPHEN M DOUGLAS &						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	92.86	AC		1.00	1.00	1.00	281.00	281.00	26,094							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.00	227.00	227.00	1,816							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	40.00	40.00	240							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	106.86	AC		1.00	1.00	1.00	2,800.00	2,800.00	299,208							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 106.86 Total Land Value: 28,150 Market: 299,208 Agricultural: 28,150 Common: 0 PRINTED 10/08/2025 BY SYS