THAT PART OF SEC 22 BEING PART O
DESC IN ORB 998-549 & EX .16 AC
ORB 1413-1879.

BAGWELL EMILY C
BILL SAVAGE ROAD
LULA, GA 30554

**2026**

**22-2N-16-01462-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 900216.00 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 | 12/07/2022 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 | 263,476 |
| TOTAL MARKET VALUE | 41,981 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 41,981 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 41,981 |
| TOTAL JUST VALUE | 263,476 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 263,476 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1451/1605 | 10/29/2021 | WD | U | V | 11 | 100 |

GRANTOR: BAGWELL JOANNE C
GRANTEE: BAGWELL EMILY C

### 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 | | | 0.00 | 0.00 | 145.84 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 40,981 | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 1,000 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 170.84 | AC | | 1.00 | 1.00 | 1.00 | 1,400.00 | 1,400.00 | 239,176 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 972.00 | 972.00 | 24,300 | | | | | | | |

REVIEW DATE 12/07/2022 BY MLU Total Acres: 170.84 Total Land Value: 41,981 Market: 263,476 Agricultural: 41,981 Common: 0 PRINTED 11/07/2025 BY SYS