

ALL.

MERGER 1214-2538

LANGDALE FORESTRY COMPANY LLC
1202 MADISON HWY
VALDOSTA, GA 31601

2025

23-2N-18-10116-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																	
																		VALUATION BY STANDARD																	
																		Tax Group: 3 Tax Dist:																	
																		BUILDING MARKET VALUE 0																	
																		TOTAL MARKET OB/XF VALUE 0																	
																		TOTAL LAND VALUE - MARKET 599,040																	
																		TOTAL MARKET VALUE 122,240																	
																		SOH/AGL Deduction 0																	
																		ASSESSED VALUE 122,240																	
																		TOTAL EXEMPTION VALUE 0																	
																		BASE TAXABLE VALUE 122,240																	
																		TOTAL JUST VALUE 599,040																	
																		NCON VALUE 0																	
																		INCOME VALUE																	
																		PREVIOUS YEAR MKT VALUE 599,040																	
DOR CODE 5600						TIMBERLAND 70-79																													
MAP NUM						MKT AREA						05																							
NEIGHBORHOOD/LOC						900218.00						1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS												BLD DATE						LGL DATE																	
EXTRA FEATURES												XF DATE						LAND DATE																	
												INC DATE						AG DATE																	
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																			
LAND DESCRIPTION																		TOTAL OB/XF 0																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	256.00	AC		1.00	1.00	1.00	281.00	281.00	71,936																		
2	5700	A	TIMBER 4	0			0.00	0.00	192.00	AC		1.00	1.00	1.00	227.00	227.00	43,584																		
3	5910	A	SWAMP/CYPRES	0			0.00	0.00	128.00	AC		1.00	1.00	1.00	40.00	40.00	5,120																		
4	5997	A	RIVERS/BAYS/	0			0.00	0.00	64.00	AC		1.00	1.00	1.00	25.00	25.00	1,600																		
5	9910	M	MKT . VAL . AG	0			0.00	0.00	640.00	AC		1.00	1.00	1.00	936.00	936.00	599,040																		
REVIEW DATE		10/20/2015		BY		CM		Total Acres: 640.00		Total Land Value: 122,240		Market: 599,040		Agricultural: 122,240		Common: 0		PRINTED 08/20/2025 BY SYS																	