N1/2 OF NW1/4.

836-1276,

SUWANNEE INVESTMENT CORP
P O BOX 1048
VALDOSTA, GA 31603

2026

25-2S-16-01747-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	25216.00	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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	228,200
TOTAL MARKET VALUE	31,711
SOH/AGL Deduction	0
ASSESSED VALUE	31,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,711
TOTAL JUST VALUE	228,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,200

SALE:1:1: REFER TO NOTES ON #4829-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0836/1276	12/20/1994	WD	U	V	35	48,300

GRANTOR: J C MARSH & SONS INC

GRANTEE: SUWANNEE INVESTMENT

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	5500	A	TIMBER 2	0			0.00	0.00	70.25	AC		1.00	1.00	1.00	445.00	445.00	31,261							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	11.25	AC		1.00	1.00	1.00	40.00	40.00	450							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	81.50	AC		1.00	1.00	1.00	2,800.00	2,800.00	228,200							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 81.50 Total Land Value: 31,711 Market: 228,200 Agricultural: 31,711 Common: 0 PRINTED 11/18/2025 BY SYS