

AKA LOT 38 BLUEBIRD PRESERVE UNR  
 SEC, E'LY ALONG SEC LINE, 2124.7  
 4 DG W 459.94 FT, N 18 DG E 358.

JOHNSON ROBERT B/BENDECK ODETTIE MARIE  
 1714 OLD THOMPSONRD  
 ALBANY, GA 31721

2025

31-7S-17-10070-138



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	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 146,880 TOTAL MARKET VALUE 146,880 SOH/AGL Deduction 20,992 ASSESSED VALUE 125,888 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 125,888 TOTAL JUST VALUE 146,880 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 146,880											
																				PERMIT NUM DESCRIPTION AMT ISSUED											
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1071/1657 1/10/2006 WD Q V 336,000 GRANTOR: SUZANNE MACDONALD AND GRANTEE: ROBERT JOHNSON AND 0959/2058 8/06/2002 WD Q V 06 100 GRANTOR: H A BUIE SR GRANTEE: HUGH A BUIE SR FAMI											
DOR CODE 9900 NON AG ACREAGE										BLD DATE										LGL DATE											
MAP NUM MKT AREA 02										XF DATE										LAND DATE 05/15/2024 MLU											
NEIGHBORHOOD/LOC 31717.020 1.00/										INC DATE										AG DATE											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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																
																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	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	146,880														
REVIEW DATE 05/15/2024 BY MLU Total Acres: 12.24 Total Land Value: 146,880 Market: 0 Agricultural: 0 Common: 146,880 PRINTED 04/25/2025 BY SYS																															