

E1/2 OF NW1/4 OF SE1/4 & NE1/4 O
 E 15 AC OF NE1/4 OF SE1/4 & EX 0
 RD R/W.

JENKINS TEADIE/WILSON BEATITUDE
 1637 REDBUD CIR
 RADCLIFF, KY 40160

2025

32-2S-16-01807-001


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 155,505 TOTAL MARKET VALUE 16,491 SOH/AGL Deduction 0 ASSESSED VALUE 16,491 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,491 TOTAL JUST VALUE 155,505 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 133,290																					
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM				DESCRIPTION				AMT		ISSUED													
MAP NUM																																											
NEIGHBORHOOD/LOC		32216.00 1.00/																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
TOTALS																				BLD DATE		LGL DATE		04/11/2025		MLU		BUILDING NOTES															
EXTRA FEATURES																				XF DATE		LAND DATE		07/11/2022		SPF																	
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																							
1	5500	A	TIMBER 2			0		00	0.00	0.00	24.43	AC		1.00	1.00	1.00	445.00	445.00	10,871																								
2	5600	A	TIMBER 3			0		00	0.00	0.00	20.00	AC		1.00	1.00	1.00	281.00	281.00	5,620																								
3	9910	M	MKT.VAL.AG			0		00	0.00	0.00	44.43	AC		1.00	1.00	1.00	3,500.00	3,500.00	155,505																								
REVIEW DATE										04/11/2025										BY		MLU		Total Acres: 44.43		Total Land Value: 16,491		Market: 155,505		Agricultural: 16,491		Common: 0		PRINTED 06/25/2025 BY SYS									