

S DIV: BEG SW COR OF NW1/4 OF SE  
 FT, E 699.19 FT TO W R/W MCFARLA  
 R/W 377.43 FT, W 856.11 FT, N 33

THORNWOOD TERRACE OF L C LTD  
 3111 PACES MILL RD, SUITE 1-250  
 ALANTA, GA 30339

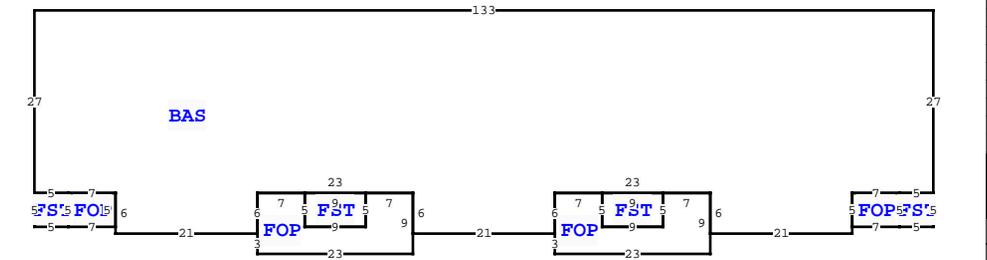
2026

00-00-00-13979-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	0	100
Stories	1.	1. 100
Units	6	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2200	03	4,165	92.2865	59.99	249,858	2001	2001	0	0	0	24.00	76.00		



Quality	03	03			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	180,956
FOP	35	30		10	456
FOP	35	30		10	456
FOP	162	30		49	2,234
FOP	162	30		49	2,234
FST	25	55		14	638
FST	25	55		14	638
FST	45	55		25	1,140
FST	45	55		25	1,140
TOTALS	4,503			4,165	189,892

905 SW THORNWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0169	FENCE/WOOD	0	0	0	0	174.00	UT	6.00	6.00	100	2001	2001	3	100	1,044	
2	0040	BARN,POLE	0	0	24	14	336.00	UT	9.00	9.00	100	2001	2001	3	100	3,024	
3	0040	BARN,POLE	0	0	30	14	420.00	UT	9.00	9.00	100	2001	2001	3	100	3,780	
4	0253	LIGHTING	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	7,000	
5	0166	CONC,PAVMT	0	0	0	0	8,996.00	UT	1.50	1.50	100	2001	2001	3	100	13,494	
6	0260	PAVEMENT-A	0	0	0	0	38,000.00	UT	0.90	0.90	100	2001	2001	3	100	34,200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		*RSF-	130.00	766.00	5.80	AC		1.00	1.00	1.00	30,000.00	30,000.00	174,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 6
VALUATION BY			RECONCILE
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			579,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			580,000
SOH/AGL Deduction			0
ASSESSED VALUE			580,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,000
TOTAL JUST VALUE			580,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006	MULTIFAM	420	01/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / V	RSN CD	SALE PRICE
0853/1549	2/16/1998	WD	Q	V		200,000
GRANTOR: RONNIE DAVIS						
GRANTEE: THORNWOOD TERRACE O						
0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27 \$.

S DIV: BEG SW COR OF NW1/4 OF SE FT, E 699.19 FT TO W R/W MCFARLA R/W 377.43 FT, W 856.11 FT, N 33

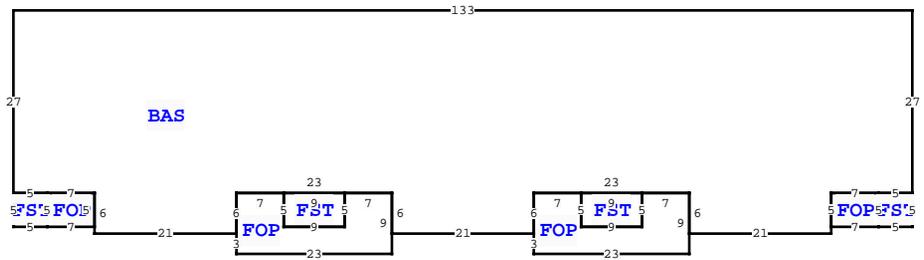
THORNWOOD TERRACE OF L C LTD  
3111 PACES MILL RD, SUITE 1-250  
ALANTA, GA 30339

2026

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Roof Cover	03	COMP SHNGL 100
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	8	8 100
RMS	0	0 100
Stories	1.	1. 100
Units	6	6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	M/FAM LOW	0% - 0										
					Heated Area: 3969							
						HX Base Yr						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	180,956
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FST	25	55		14	638
FST	45	55		25	1,140
FST	45	55		25	1,140
<b>TOTALS</b>	<b>4,503</b>			<b>4,165</b>	<b>189,892</b>

905 SW THORNWOOD CIR, LAKE CITY

BLD DATE	LGL DATE
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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 6	1
VALUATION SUMMARY			
VALUATION BY			RECONCILE
Tax Group: 1		Tax Dist:	
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TOTAL MARKET VALUE			580,000
SOH/AGL Deduction			0
ASSESSED VALUE			580,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,000
TOTAL JUST VALUE			580,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: THORNWOOD TERRACE O						
0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27 \$.

S DIV: BEG SW COR OF NW1/4 OF SE  
 FT, E 699.19 FT TO W R/W MCFARLA  
 R/W 377.43 FT, W 856.11 FT, N 33

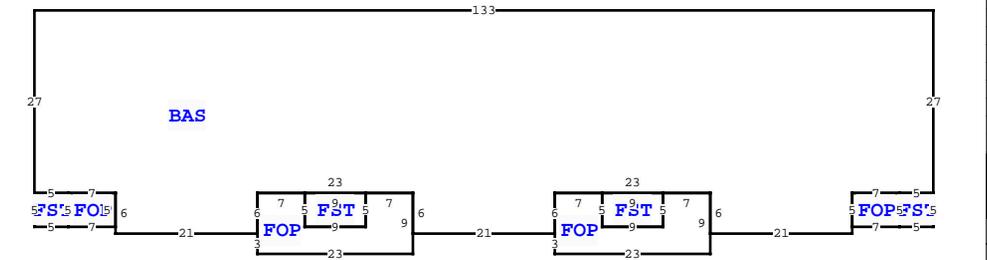
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**2026**

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Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	8	8 100
RMS	0	0 100
Stories	1.	1. 100
Units	6	6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	4,165	92.2865	59.99	249,858	2001	2001	0	0	24.00	76.00	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 6
VALUATION BY			RECONCILE
Tax Group: 1	Tax Dist:		
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SOH/AGL Deduction			0
ASSESSED VALUE			580,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,000
TOTAL JUST VALUE			580,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,000

QUALITY	CD				
03	03				
DOR CODE	0300				
MAP NUM	MKT AREA				
870317.00	1.00/				
NEIGHBORHOOD/LOC	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	180,956
FOP	35	30		10	456
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905 SW THORNWOOD CIR, LAKE CITY

BLD DATE	LGL DATE
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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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

S DIV: BEG SW COR OF NW1/4 OF SE  
 FT, E 699.19 FT TO W R/W MCFARLA  
 R/W 377.43 FT, W 856.11 FT, N 33

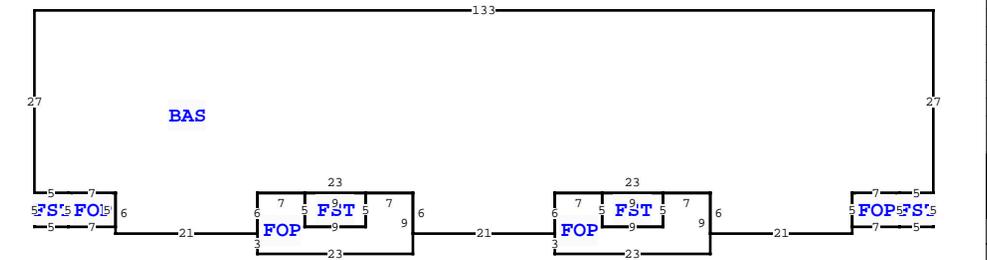
THORNWOOD TERRACE OF L C LTD  
 3111 PACES MILL RD, SUITE 1-250  
 ALANTA, GA 30339

**2026**

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RMS	0	0 100
Stories	1.	1. 100
Units	6	6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
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**COLUMBIA COUNTY PROPERTY** PAGE 4 of 6

VALUATION SUMMARY		RECONCILE
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TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		580,000
SOH/AGL Deduction		0
ASSESSED VALUE		580,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		580,000
TOTAL JUST VALUE		580,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,000

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	180,956
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FST	25	55		14	638
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FST	45	55		25	1,140
<b>TOTALS</b>	<b>4,503</b>			<b>4,165</b>	<b>189,892</b>

905 SW THORNWOOD CIR, LAKE CITY

BLD DATE	LGL DATE
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: DAVIS RONNIE						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6  
 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6  
 E23 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7  
 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5  
 W5\$ E5 N27 \$.

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														
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S DIV: BEG SW COR OF NW1/4 OF SE  
 FT, E 699.19 FT TO W R/W MCFARLA  
 R/W 377.43 FT, W 856.11 FT, N 33

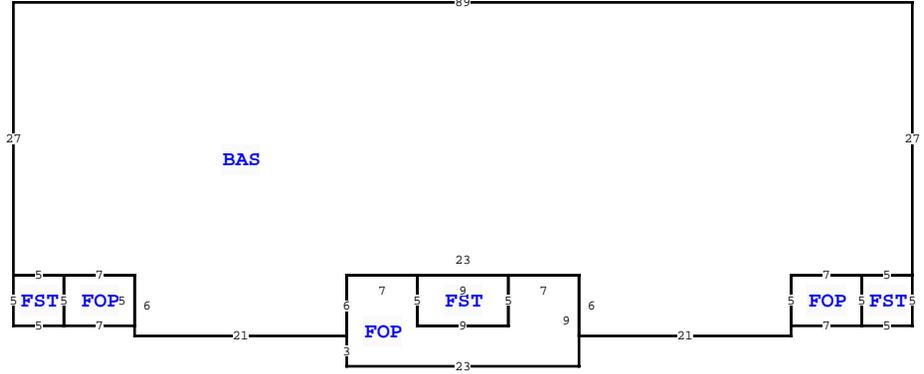
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**2026**

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ELEMENT	CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	2,777	94.0961	61.16	169,841	2001	2001	0	0	24.00	76.00	
5 M/FAM LOW 0% - 0 Heated Area: 2655 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,655	100		2,655	123,409
FOP	35	30		10	465
FOP	35	30		10	465
FOP	162	30		49	2,278
FST	25	55		14	651
FST	25	55		14	651
FST	45	55		25	1,162
<b>TOTALS</b>	<b>2,982</b>			<b>2,777</b>	<b>129,079</b>

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												
905 SW THORNWOOD CIR, LAKE CITY																												
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COLUMBIA COUNTY PROPERTY			
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0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W89 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27\$.

LAND DESCRIPTION																								
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
TOTAL OB/XF 0																								

S DIV: BEG SW COR OF NW1/4 OF SE  
 FT, E 699.19 FT TO W R/W MCFARLA  
 R/W 377.43 FT, W 856.11 FT, N 33

THORNWOOD TERRACE OF L C LTD  
 3111 PACES MILL RD, SUITE 1-250  
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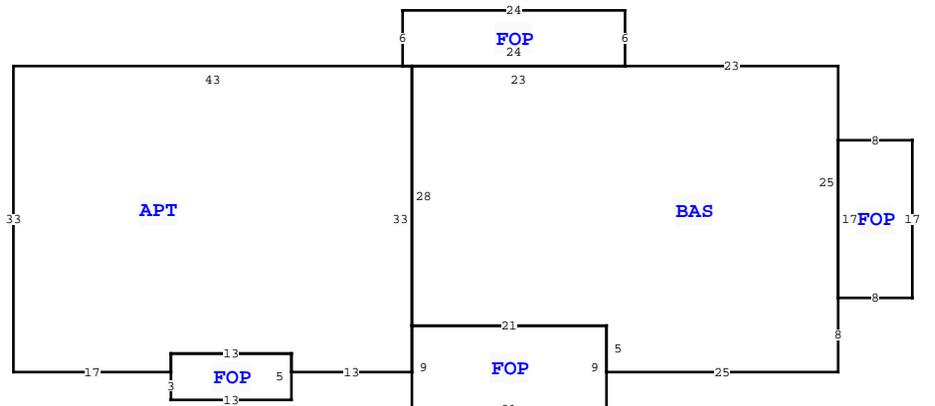
**2026**

00-00-00-13979-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		0	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		1	100
Condition Adj	02	02	100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	2,967	69.9192	53.14	157,666	2001	2001	0	0	31.00	69.00

6 OFFICE LOW 0% - 0 Heated Area: 2806 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 6 of 6	1
VALUATION SUMMARY			
VALUATION BY		RECONCILE	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			579,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			580,000
SOH/AGL Deduction			0
ASSESSED VALUE			580,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,000
TOTAL JUST VALUE			580,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,000

QUALITY	CD				
03	03				
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	1,393	100		1,393	51,077
BAS	1,413	100		1,413	51,810
FOP	65	30		20	733
FOP	136	30		41	1,504
FOP	144	30		43	1,577
FOP	189	30		57	2,090
TOTALS	3,340			2,967	108,790

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/1549	2/16/1998	WD	Q	V		200,000
GRANTOR: RONNIE DAVIS						
GRANTEE: THORNWOOD TERRACE O						
0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W23 FOP= N6 W24 S6 E24\$ W23 APT= W43 S33 E17 FOP= S3 E13 N5 W13 S2\$ N2 E13 S2 E13 N33\$ S28 FOP= S9 E21 N9 W21 \$ E21 S5 E25 N8 FOP= E8 N17 W8 S17\$ N25\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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

REVIEW DATE 12/01/2021 BY ME																								
Total Acres: 5.80					Total Land Value: 100					Market: 0					Agricultural: 0					Common: 100				