ALL OF THE FOLLOWING LYING IN CO
BEG INTERS OF S R/W OF US-441 &
LOCATED IN GEORGIA, S ALONG C/L

SUWANNEE PINE LLC
1400 JACK WARNER PKWY
TUSCALOOSA, AL 35404

2026

00-2N-17-04355-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900217.00 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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	732,858
TOTAL MARKET VALUE	292,540
SOH/AGL Deduction	0
ASSESSED VALUE	292,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,540
TOTAL JUST VALUE	732,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	732,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/2508	6/29/2022	WD	Q	V	01	1,038,600
GRANTOR: HOLDER JANE						
GRANTEE: SUWANNEE PINE LLC						
0969/0672	10/15/2002	WD	Q	V	01	100
GRANTOR: MADELINE SMITH FINN &						
GRANTEE: MADELINE SMITH FINN						

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	462.00	AC		1.00	1.00	1.00	445.00	445.00	205,590							
2	5600	A	TIMBER 3	0			0.00	0.00	309.43	AC		1.00	1.00	1.00	281.00	281.00	86,950							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	771.43	AC		1.00	1.00	1.00	950.00	950.00	732,858							

REVIEW DATE 09/27/2022 BY ME Total Acres: 771.43 Total Land Value: 292,540 Market: 732,858 Agricultural: 292,540 Common: 0 PRINTED 07/02/2026 BY SYS