THAT PART OF THE FOLLOWING DESC
SEC 4: COMM SE COR OF SEC, N 111
W 4159.53 TO E R/W OF NW COWCATC

ROBERTS COURTNEY/WOOD BETHANY
P O BOX 1048
VALDOSTA, GA 31603

2026

04-2S-17-04668-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	4217.00	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	05/18/2026 MLU
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	161,644
TOTAL MARKET VALUE	13,612
SOH/AGL Deduction	0
ASSESSED VALUE	13,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,612
TOTAL JUST VALUE	161,644
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1550	6/15/2018	QC	U	V	11	100
GRANTOR: JACKIE MARIE HAND & J						
GRANTEE: COURTNEY ROBERTS &						
1362/1504	6/15/2018	PR	U	V	11	0
GRANTOR: JACKIE MARIE HAND AS						
GRANTEE: COURTNEY ROBERTS &						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	47.73	AC		1.00	1.00	1.00	281.00	281.00	13,412							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	52.73	AC		1.00	1.00	1.00	2,800.00	2,800.00	147,644							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	14,000							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 52.73 Total Land Value: 13,612 Market: 161,644 Agricultural: 13,612 Common: 0 PRINTED 06/11/2026 BY SYS