N 1/3 OF LOT 2 & N 1/3 OF EAST 1
CANNON CREEK ESTATES S/D & COMM
CANNON CREEK ESTATES S/D, N 266.

COSBIE LEE
22903 HIGHWAY 72
TUSCUMBIA, AL 35674

**2026**

**12-4S-16-02935-102**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 12416.020 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 | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 105,820 |
| TOTAL MARKET VALUE | 105,820 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 105,820 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 105,820 |
| TOTAL JUST VALUE | 105,820 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 105,820 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054771 | New Residential C | 78,737 | 01/05/2026 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1539/1175 | 5/01/2025 | WD | Q | V | 01 | 158,000 |
| GRANTOR: RIGDON RODNEY A | | | | | | |
| GRANTEE: COSBIE LEE | | | | | | |
| 1484/1109 | 2/08/2023 | WD | Q | V | 05 | 110,000 |
| GRANTOR: BOOTH WILLIAM R JR | | | | | | |
| GRANTEE: RIGDON RODNEY A | | | | | | |

### 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 | 0000 | C | VAC RES | 0 | | RSF-1 | 0.00 | 0.00 | 4.07 | AC | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 105,820 | | | | | | | |

REVIEW DATE 07/31/2025 BY TP Total Acres: 4.07 Total Land Value: 105,820 Market: 0 Agricultural: 0 Common: 105,820 PRINTED 05/12/2026 BY SYS