NE1/4 OF NW1/4 & NW1/4 OF NE1/4,
COR OF NW1/4 OF NE1/4, RUN W 945
1517.15 FT, E 184.61 FT, N 1332.

COMBEST FAMILY ENTERPRISES LLC
118 TIMBERLAND TRAIL
RICHMOND HILL, GA 31324

2026

14-5S-17-09229-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14517.00	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	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	422,565
TOTAL MARKET VALUE	25,116
SOH/AGL Deduction	0
ASSESSED VALUE	25,116
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,116
TOTAL JUST VALUE	422,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/1236	11/09/2017	WD	U	V	11	100
GRANTOR: EDGAR COMBEST JR TRUS						
GRANTEE: COMBEST FAMILY ENTE						
1102/2530	11/14/2006	WD	Q	V	01	100
GRANTOR: EDGAR COMBEST JR						
GRANTEE: EDGAR COMBEST JR TR						

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	55.33	AC		1.00	1.00	1.00	281.00	281.00	15,548							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	21.50	AC		1.00	1.00	1.00	445.00	445.00	9,568							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	76.83	AC		1.00	1.00	1.00	5,500.00	5,500.00	422,565							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 76.83 Total Land Value: 25,116 Market: 422,565 Agricultural: 25,116 Common: 0 PRINTED 05/12/2026 BY SYS