

NEL/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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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															
DOR CODE		5600 TIMBERLAND 70-79																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM				MKT AREA						02																											
NEIGHBORHOOD/LOC		14517.00		1.00/																SALES DATA																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															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															
TOTALS																						BLD DATE				LGL DATE				05/07/2026				MLU			
EXTRA FEATURES																						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	BUILDING NOTES																				
																	BUILDING DIMENSIONS																				
																	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	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 06/26/2026 BY SYS																																					