S1/2 OF NW1/4 LYING S OF
CR-240 & NW1/4 OF SW1/4.
459-530, 462-68, 487-663, 525-

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

2026

18-5S-18-10593-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1518.00	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	04/14/2025 MLU
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	180,000
TOTAL MARKET VALUE	14,450
SOH/AGL Deduction	0
ASSESSED VALUE	14,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	14,450
TOTAL JUST VALUE	180,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,000

SALE:1:1: 60 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1381/0679	3/21/2019	WD	U	V	30	100
GRANTOR: EDWARD C COMBEST						
GRANTEE: COMBEST FAMILY ENTE						
0964/0085	6/04/2002	WD	U	V		100
GRANTOR: EDGAR COMBEST						
GRANTEE: EDWARD C COMBEST						

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		00	0.00	0.00	50.00	AC		1.00	1.00	1.00	281.00	281.00	14,050							
2	5910	A	SWAMP/CYPRES	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	40.00	40.00	400							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	60.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	180,000							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 60.00 Total Land Value: 14,450 Market: 180,000 Agricultural: 14,450 Common: 0 PRINTED 05/08/2026 BY SYS