

S1/4 OF SW1/4 OF NW1/4, LYING  
W OF US-41, EX BEG AT SW COR,  
RUN N 145 FT, E 256.2 FT, S

CALHOUN ABNER  
547 OLD SWIFTON RD  
CULLODEN, GA 31016

2026

22-2S-16-01709-000



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									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 12,000 TOTAL MARKET VALUE 12,000 SOH/AGL Deduction 1,550 ASSESSED VALUE 10,450 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 10,450 TOTAL JUST VALUE 12,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 9,500											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
																				<b>SALES DATA</b> OFF RECORD      TYPE      Q      V      RSN      SALE Number      DATE      INST      U      I      CD      PRICE											
																				<b>BUILDING NOTES</b>											
																				<b>BUILDING DIMENSIONS</b>											
<b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026      MLU											
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															
																	<b>LAND DESCRIPTION</b>														
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000														
<b>TOTAL OB/XF</b> 0																															
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU    Total Acres: 1.00    Total Land Value: 12,000    Market: 0    Agricultural: 0    Common: 12,000 <b>PRINTED 06/22/2026 BY SYS</b>																															