

18 AC OFF S SIDE OF NW1/4 OF NE1
 NE1/4 & EX 12 AC DESC ORB 1093-2
 DESC ORB 1387-2699.

BENTLEY ALLEN/BENTLEY KARYL
 2132 WATERFORD PARK DRIVE
 LAWRENCEVILLE, GA 30044

2026

29-5S-17-09435-001



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 182,000 TOTAL MARKET VALUE 7,730 SOH/AGL Deduction 0 ASSESSED VALUE 7,730 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 7,730 TOTAL JUST VALUE 182,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 117,000																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 36968 M H 494 07/13/2018																										
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1366/1066 8/10/2018 QC U V 11 100 GRANTOR: BENNIE LEE BENTLEY GRANTEE: ALLEN BENTLEY, KARYL 0789/0658 4/14/1994 WD Q I 02 0 GRANTOR: ALLAN D & BOBBIE BENT GRANTEE: BENNIE & ANNIE LEE																										
DOR CODE 5200 CROPLAND CLS2										MAP NUM MKT AREA 02										NEIGHBORHOOD/LOC 29517.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															BLD DATE	LGL 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																														
LAND DESCRIPTION																	TOTAL OB/XF																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	5200	A	CROPLAND 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850																													
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	280.00	280.00	5,880																													
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	26.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	182,000																													
REVIEW DATE 05/07/2026 BY MLU																	Total Acres: 26.00					Total Land Value: 7,730					Market: 182,000					Agricultural: 7,730					Common: 0					PRINTED 05/08/2026 BY SYS				