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

2027

29-5S-17-09435-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
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	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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	182,000

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						

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	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 11/17/2026 BY SYS