AKA LOT 38 BLUEBIRD PRESERVE UNR
SEC, E'LY ALONG SEC LINE, 2124.7
4 DG W 459.94 FT, N 18 DG E 358.

JOHNSON ROBERT B/BENDECK ODETTE MARIE
1714 OLD THOMPSONRD
ALBANY, GA 31721

2026

31-7S-17-10070-138

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31717.020 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	05/15/2024 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	146,880
TOTAL MARKET VALUE	146,880
SOH/AGL Deduction	8,403
ASSESSED VALUE	138,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,477
TOTAL JUST VALUE	146,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1071/1657	1/10/2006	WD	Q	V		336,000
GRANTOR: SUZANNE MACDONALD AND						
GRANTEE: ROBERT JOHNSON AND						
0959/2058	8/06/2002	WD	Q	V	06	100
GRANTOR: H A BUIE SR						
GRANTEE: HUGH A BUIE SR FAMI						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	12.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	146,880							

REVIEW DATE 05/15/2024 BY MLU Total Acres: 12.24 Total Land Value: 146,880 Market: 0 Agricultural: 0 Common: 146,880 PRINTED 06/10/2026 BY SYS