ALL LYING E OF DOUBLE RUN RD.

773-1041,

SUWANNEE INVESTMENT CORP
3060 N COLUMBIA STREET
MILLEDGEVILLE, GA 31061

2026

33-2S-17-04829-100

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33217.00	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	04/14/2025 MLU
XF DATE		LAND DATE	
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	529,200
TOTAL MARKET VALUE	45,879
SOH/AGL Deduction	0
ASSESSED VALUE	45,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,879
TOTAL JUST VALUE	529,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	529,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0773/1041	9/15/1992	WD	U	V	12	60,000

GRANTOR: J C MARSH & SONS

GRANTEE: SUWANNEE INVESTMENT

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		A-1	0.00	0.00	159.00	AC		1.00	1.00	1.00	281.00	281.00	44,679							
2	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	40.00	40.00	1,200							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	189.00	AC		1.00	1.00	1.00	2,800.00	2,800.00	529,200							

REVIEW DATE 04/14/2025 BY MLU Total Acres: 189.00 Total Land Value: 45,879 Market: 529,200 Agricultural: 45,879 Common: 0 PRINTED 06/01/2026 BY SYS