COMM NE COR OF SEC, RUN W 1074.9
I-75 FOR POB, RUN SE ALONG R/W 2
452.39 FT, W 610.24 FT, S 271.63

TRIMBACK JUSTON
3517 RETAIL DRIVE
PHENIX CITY, AL 36869

2026

34-3S-16-02463-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.600 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	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,042,200
TOTAL MARKET VALUE	1,042,200
SOH/AGL Deduction	0
ASSESSED VALUE	1,042,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,042,200
TOTAL JUST VALUE	1,042,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	965,000

LAND:1:2: SOME AREAS ARE LOW & WET

LAND:1:1: TOP SOIL HAS BEEN REMOVED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/491	4/19/2023	WD	U	V	11	100
GRANTOR: THE GRAND RESERVE AS						
GRANTEE: TRIMBACK JUSTON						
1454/2155	12/16/2021	WD	Q	V	01	1,350,000
GRANTOR: CRAPPS DANIEL AS TRUS						
GRANTEE: THE GRAND RESERVE A						

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		*CG	0.00	0.00	19.30	AC		1.00	1.00	1.00	54,000.00	54,000.00	1,042,200							

REVIEW DATE 05/14/2026 BY MLU Total Acres: 19.30 Total Land Value: 1,042,200 Market: 0 Agricultural: 0 Common: 1,042,200 PRINTED 06/19/2026 BY SYS