

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										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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 965,000 TOTAL MARKET VALUE 965,000 SOH/AGL Deduction 0 ASSESSED VALUE 965,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 965,000 TOTAL JUST VALUE 965,000 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											
DOR CODE 9900 NON AG ACREAGE																				PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM MKT AREA 06																															
NEIGHBORHOOD/LOC 34316.600 1.00/																				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											
TOTALS										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE											
EXTRA FEATURES																				BUILDING NOTES											
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	BUILDING DIMENSIONS														
																	TOTAL OB/XF 0														
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	9900	C	AC NON-AG	0		*CG	0.00	0.00	19.30	AC		1.00	1.00	1.00	50,000.00	50,000.00	965,000														
REVIEW DATE 05/31/2023 BY ks Total Acres: 19.30 Total Land Value: 965,000 Market: 0 Agricultural: 0 Common: 965,000 PRINTED 05/08/2026 BY SYS																															