

THE N 428 FT OF W 660 FT OF SW1/4
SE1/4 & E 330 FT OF W 990 FT OF
FT OF SW1/4 OF SE1/4.

BENNIE THEODORE M JR
3978 MELODY MIZER LANE
CUMMING, GA 30041

2026

36-5S-15-00487-008



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 Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 102,740 TOTAL MARKET VALUE 102,740 SOH/AGL Deduction 35,050 ASSESSED VALUE 67,690 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 67,690 TOTAL JUST VALUE 102,740 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 93,400																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1170/0799</td> <td>3/21/2009</td> <td>WD</td> <td>U</td> <td>V</td> <td>16</td> <td>12,500</td> </tr> <tr> <td colspan="7">GRANTOR: R JERRY RANDOLPH JR</td> </tr> <tr> <td colspan="7">GRANTEE: THEODORE M BENNIE J</td> </tr> <tr> <td>0756/1129</td> <td>10/22/1991</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>5,454</td> </tr> <tr> <td colspan="7">GRANTOR: DONALD W SHCKELFORD</td> </tr> <tr> <td colspan="7">GRANTEE: R JERRY RANDOLPH JR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1170/0799	3/21/2009	WD	U	V	16	12,500	GRANTOR: R JERRY RANDOLPH JR							GRANTEE: THEODORE M BENNIE J							0756/1129	10/22/1991	WD	Q	V	01	5,454	GRANTOR: DONALD W SHCKELFORD							GRANTEE: R JERRY RANDOLPH JR						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																								
1170/0799	3/21/2009	WD	U	V	16	12,500																																																																								
GRANTOR: R JERRY RANDOLPH JR																																																																														
GRANTEE: THEODORE M BENNIE J																																																																														
0756/1129	10/22/1991	WD	Q	V	01	5,454																																																																								
GRANTOR: DONALD W SHCKELFORD																																																																														
GRANTEE: R JERRY RANDOLPH JR																																																																														
																				<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU																																					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																																									
			05/06/2026		MLU																																																																									
TOTALS																																																																														
EXTRA FEATURES																																																																														
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																																																														
																	TOTAL OB/XF			0																																																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0000	C	VAC RES	0		A-1	0.00	0.00	9.34	AC		1.00	1.00	1.00	11,000.00	11,000.00	102,740																																																													
REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.34 Total Land Value: 102,740 Market: 0 Agricultural: 0 Common: 102,740 PRINTED 05/11/2026 BY SYS																																																																														