S DIV: E1/2 LOT 1 BLOCK 1 AVONDA
& 2 BLOCK 7 ASHURST S/D & BEG SE
1 AVONDALE S/D RUN S'LY ALONG W

SOUTHWEST GEORGIA OIL COMPANY INC
P O BOX 1510
BAINBRIDGE, GA 39818

2026

00-00-00-13863-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

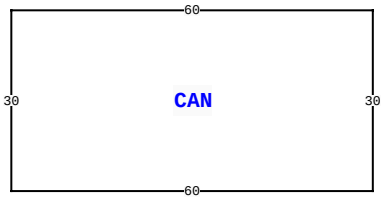
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.030	1.00/

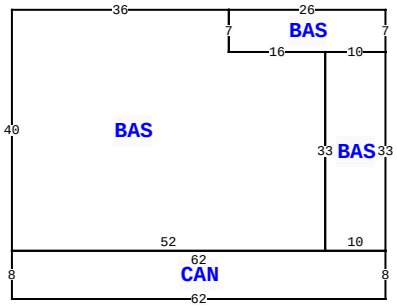
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100		182	6,453
BAS	330	100		330	11,700
BAS	1,968	100		1,968	69,776
CAN	496	30		149	5,283
CAN	1,800	30		540	19,146
TOTALS	4,776			3,169	112,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,169	94.5402	70.91	224,714	1983	1983	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2480 HX Base Yr





490 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	112,357
TOTAL MARKET OB/XF VALUE	5,500
TOTAL LAND VALUE - MARKET	104,906
TOTAL MARKET VALUE	222,763
SOH/AGL Deduction	0
ASSESSED VALUE	222,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,763
TOTAL JUST VALUE	222,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,763

LAND:1:1: ADJ;4 CORNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2503	MAINT/ALTR	112	12/05/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/2074	4/28/2015	WD	U	I	43	19,812,600
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: SOUTHWEST GEORGIA O						
1293/0660	4/21/2015	WD	U	V	18	100
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: STATE OF FLORIDA DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S40 CAN= S8 E62 N8 W62$ E52 BAS= E10 N33 W10 S33$ N33 BAS= E10 N7 W26 S7 E16$ W16 N7$ PTR=N30 CAN= N30 W60 S30 E60$ S30$.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	1410	C	CONV STORE	0		CG	50.00	210.00	18,650.00	SF		1.00	1.00	1.25	4.50	5.63	104,906							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.43 Total Land Value: 104,906 Market: 0 Agricultural: 0 Common: 104,906 PRINTED 10/08/2025 BY SYS