COMM AT NW COR OF SW1/4 OF
SE1/4, RUN E 12.02 FT FOR POB,
CONT E 381.44 FT, S 261.86 FT

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

2026

05-4S-16-02777-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

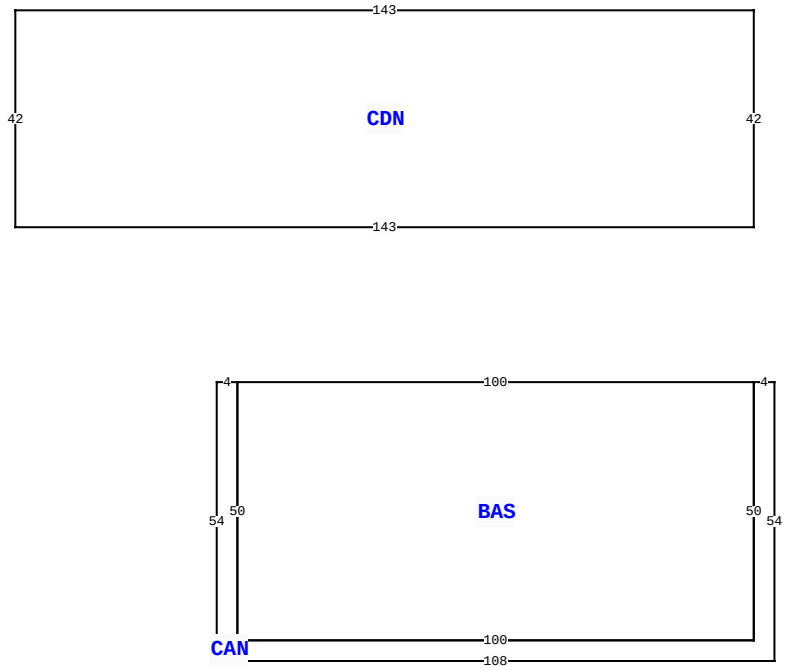
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	498,069
CAN	832	30		250	24,904
CDN	6,006	35		2,102	209,389
TOTALS	11,838			7,352	732,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	7,352	154.4400	115.83	851,582	2010	2010	0	0	0	14.00	86.00

1 NBHD CONVE 0% - 0 Heated Area: 5000 HX Base Yr



2366 SW PINEMOUNT RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	732,361
TOTAL MARKET OB/XF VALUE	67,188
TOTAL LAND VALUE - MARKET	202,554
TOTAL MARKET VALUE	1,002,103
SOH/AGL Deduction	0
ASSESSED VALUE	1,002,103
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,002,103
TOTAL JUST VALUE	1,002,103
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,010,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041838	Signs - New or Ex	55,000	05/03/2021
39893	REMODEL	0	06/05/2020
28632	COMMERCIAL	575	06/08/2010
28498	COMMERCIAL	3,275	04/20/2010

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						
1185/1821	12/10/2009	WD	Q	V	01	225,000
GRANTOR: WESTRIDGE INC						
GRANTEE: STAFFORD L JR & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 CAN= W4 S54 E108 N54 W4 S50 W100 N50$ S50 E100 N50$
PTR= N30 CDN= N42 W143 S42 E143 $ 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	0260	PAVEMENT-A	0	0	0	0	24,634.00	UT	1.60	1.60	100	2010	2010	3	100	39,414	
2	0166	CONC,PAVMT	0	0	0	0	9,984.00	UT	2.25	2.25	100	2010	2010	3	100	22,464	
3	0164	CONC BIN	0	0	10	21	210.00	UT	11.00	11.00	100	2010	2010	3	100	2,310	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2010	2010	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 67,188

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		00	400.00	370.00	135,036.00	SF		1.00	1.00	1.00	1.50	1.50	202,554							

REVIEW DATE 09/27/2023 BY JB Total Acres: 3.10 Total Land Value: 202,554 Market: 0 Agricultural: 0 Common: 202,554 PRINTED 10/03/2025 BY SYS