COMM NE COR OF SEC, RUN W
586.20 FT, S 30.03 FT TO S
R/W BROWN LANE FOR POB, CONT

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

**2026**

**07-4S-17-08099-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

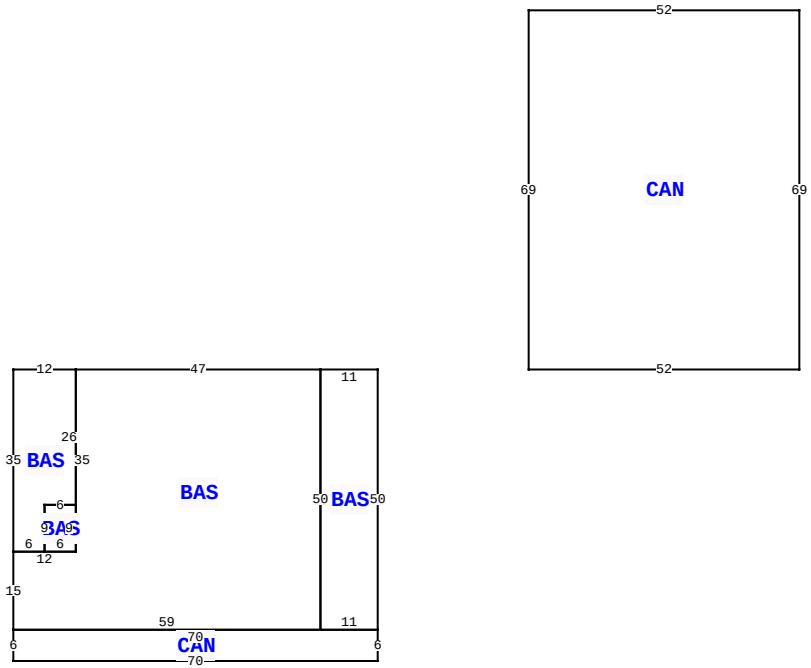
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 0 100 |
| 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 | 7417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 54 | 100 | | 54 | 1,913 |
| BAS | 366 | 100 | | 366 | 12,966 |
| BAS | 550 | 100 | | 550 | 19,484 |
| BAS | 2,530 | 100 | | 2,530 | 89,626 |
| CAN | 420 | 30 | | 126 | 4,464 |
| CAN | 3,588 | 30 | | 1,076 | 38,118 |
| TOTALS | 7,508 | | | 4,702 | 166,568 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4300 | 04 | 4,702 | 94.4724 | 70.85 | 333,137 | 1991 | 1991 | 0 | 0 | 0 | 50.00 | 50.00 |

1 NBHD CONVE 0% - 0 Heated Area: 3500 HX Base Yr




556 SW STATE ROAD 47 , 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 | 166,568 |
| TOTAL MARKET OB/XF VALUE | 19,600 |
| TOTAL LAND VALUE - MARKET | 184,696 |
| TOTAL MARKET VALUE | 370,864 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 370,864 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 370,864 |
| TOTAL JUST VALUE | 370,864 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 370,864 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3586 | COMMERCIAL | 494 | 02/03/2006 |
| 3568 | COMMERCIAL | 50 | 01/24/2006 |

## 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 | | | | | | |
| 0712/0702 | 3/05/1990 | WD | Q | V | | 91,500 |
| GRANTOR: SAMUEL VANN | | | | | | |
| GRANTEE: STAFFORD SCAFF JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W47 BAS= W12 S35 E6 BAS= E6 N9 W6 S9$ N9 E6 N26 $S35 W12 S15 CAN= S6 E70 N6 W70$ E59 BAS= E11 N50 W11 S50$ N50$ PTR=E40 CAN= E52 N69 W52 S69$ W40$.

## 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 | 7,452.00 | UT | 2.00 | 2.00 | 75 | 2006 | 2006 | 3 | 75 | 11,178 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 2,700.00 | UT | 1.50 | 1.50 | 100 | 2006 | 2006 | 3 | 100 | 4,050 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 5.00 | UT | 500.00 | 500.00 | 100 | 1993 | 1993 | 3 | 100 | 2,500 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 156.00 | UT | 12.00 | 12.00 | 100 | 2006 | 2006 | 3 | 100 | 1,872 | |

## LAND DESCRIPTION

TOTAL OB/XF 19,600

| 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 | 1100 | C | STORE 1FLR | 0 | | 00 | 311.00 | 140.00 | 46,174.00 | SF | | 1.00 | 1.00 | 1.00 | 4.00 | 4.00 | 184,696 | | | | | | | |

REVIEW DATE 03/28/2017 BY DF Total Acres: 1.06 Total Land Value: 184,696 Market: 0 Agricultural: 0 Common: 184,696 PRINTED 11/06/2025 BY SYS