COMM NW COR OF NE1/4 OF SW1/4, R
C/L US-441, RUN S ALONG C/L 1394
TO E R/W US-441, S'ERLY ALONG AR

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

2026

08-3S-17-04909-000

BUILDING CHARACTERISTICS

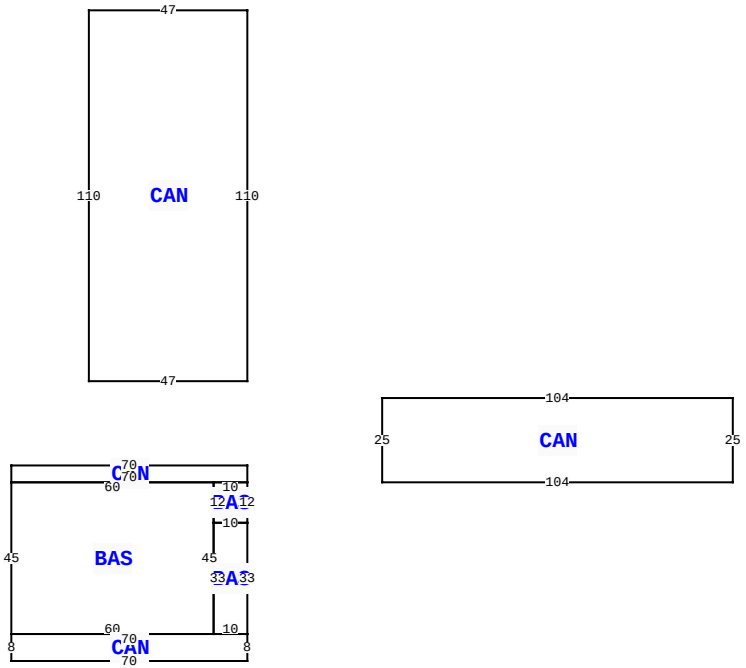
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
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 03
NEIGHBORHOOD/LOC	8317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	4,362
BAS	330	100		330	11,994
BAS	2,700	100		2,700	98,132
CAN	350	30		105	3,816
CAN	560	30		168	6,106
CAN	2,600	30		780	28,349
CAN	5,170	30		1,551	56,371
TOTALS	11,830			5,754	209,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	5,754	96.9236	72.69	418,258	1989	1989	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3150 HX Base Yr



3519 N US HIGHWAY 441 , LAKE CITY

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

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	10,000.00	10,000.00	50	0	0	3	50	5,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	27,888.00	27,888.00	50	0	0	3	50	13,944	
3	0253	LIGHTING	0	0	0	0	8.00	UT	500.00	500.00	50	1993	1993	3	50	2,000	
4	0140	CLFENCE 6	0	0	0	0	360.00	UT	6.50	6.50	80	2002	2002	3	80	1,872	
5	0161	3-STRAND B	0	0	0	0	360.00	UT	1.30	1.30	80	2002	2002	3	80	374	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	209,129
TOTAL MARKET OB/XF VALUE	23,190
TOTAL LAND VALUE - MARKET	311,018
TOTAL MARKET VALUE	543,337
SOH/AGL Deduction	0
ASSESSED VALUE	543,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	543,337
TOTAL JUST VALUE	543,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045349	Electrical Servic	150,000	08/31/2022
25936	REMODEL	80	06/20/2007
25887	REMODEL	595	06/05/2007
25744	REMODEL	80	04/25/2007
25745	REMODEL	710	04/25/2007
21095	ADDN COMM	225	09/19/2003

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						
0616/0792	3/01/1987	WD	Q	V	01	125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N5 W70 S5 E70$ BAS= W10BAS= W60 S45 CAN= S8 E70 N8 W70$ E60 BAS= E10 N33 W10 S33$ N45$ S12 E10 N12$ PTR=N30 CAN= N110 W47 S110 E47$ S30$ PTR= E40 CAN= E104 N25 W104 S25$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 23,190

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			0.00	0.00	177,724.80	SF		1.00	1.00	1.00	1.75	1.75	311,018							

REVIEW DATE 08/11/2015 BY DF Total Acres: 4.08 Total Land Value: 311,018 Market: 0 Agricultural: 0 Common: 311,018 PRINTED 11/05/2025 BY SYS