COMM NW COR OF NW1/4 OF SW1/4, R
TROY RD, RUN E ALONG R/W 339 FT
E ALONG R/W 281.63 FT TO W R/W S

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

2026

11-4S-16-02918-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

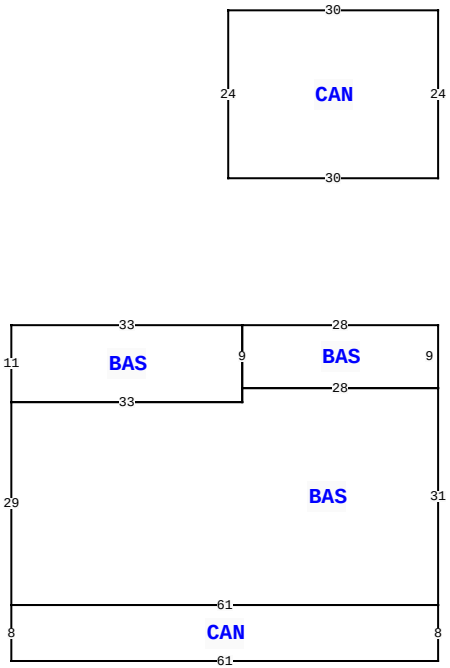
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	9,021
BAS	363	100		363	12,994
BAS	1,825	100		1,825	65,326
CAN	488	30		146	5,226
CAN	720	30		216	7,732
TOTALS	3,648			2,802	100,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,802	95.4554	71.59	200,595	1976	1976	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2440 HX Base Yr



2314 SW STATE ROAD 247 , 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	100,298
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	70,150
TOTAL MARKET VALUE	172,348
SOH/AGL Deduction	0
ASSESSED VALUE	172,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,348
TOTAL JUST VALUE	172,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,348

BLDG:1:1: S&S #13

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052127	Generator	8,634	01/22/2025
000050038	Remodel	46,130	06/04/2024
7026	REMODEL	25,000	04/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1293/2087	4/28/2015	WD	U	I	43	394,300

GRANTOR: SCAFF'S INC
GRANTEE: SOUTHWEST GEORGIA O

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N9 W28 S9 E28$ BAS= W28 BAS= N9 W33 S11 E33 N2$ S2 W33 S29 CAN= S8 E61 N8 W61$ E61 N31$ PTR=N30 CAN= N24 W30S24 E30$S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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		CN	0.00	0.00	1.00	AC		1.00	1.00	1.15	61,000.00	70,150.00	70,150							

REVIEW DATE 03/16/2020 BY ME Total Acres: 1.00 Total Land Value: 70,150 Market: 0 Agricultural: 0 Common: 70,150 PRINTED 10/01/2025 BY SYS