BEG SE COR OF LOT 7 PINEWIND
ESTATES UNIT 1, RUN NE 638 FT,
SE 259.30 FT TO NW R/W SR-247,

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

2025

11-5S-15-00431-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

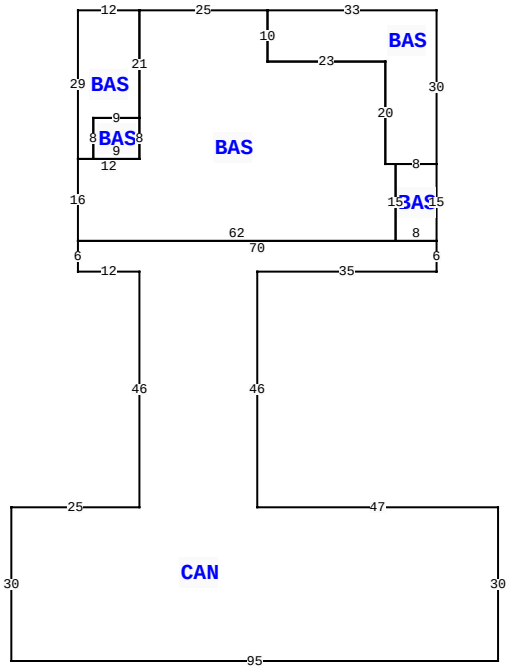
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
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 02
NEIGHBORHOOD/LOC	11515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	3,824
BAS	120	100		120	6,373
BAS	276	100		276	14,657
BAS	530	100		530	28,146
BAS	2,152	100		2,152	114,284
CAN	4,328	30		1,298	68,932
TOTALS	7,478			4,448	236,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,448	118.0133	88.51	393,692	1996	1996	0	0	0	40.00	60.00

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



11182 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	236,215
TOTAL MARKET OB/XF VALUE	55,602
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	396,817
SOH/AGL Deduction	0
ASSESSED VALUE	396,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	396,817
TOTAL JUST VALUE	396,817
NCON VALUE	1,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	397,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051024	Generator	5,612	10/11/2024
000050275	Remodel	81,883	07/02/2024
000046667	Additions	25,888	03/07/2023
10089	COMMERCIAL	725	08/17/1995

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						
0785/1361	1/25/1994	WD	Q	V		52,500
GRANTOR: E CHESTER STOKES						
GRANTEE: S L SCAFF JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= W12 S29 E3 N8 E9 N21$ S21 BAS= W9 S8 E9 N8$S8 W12 S16 CAN= S6 E12 S46 W25 S30 E95 N30 W47 N46 E35 N6W70$ E62 BAS= E8 N15 W8 S15$ N15 BAS= E8 N30 W33 S10 E23 S20 E2$ W2 N20 W23 N10$.

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	5,960.00	UT	1.13	1.13	100	1996	1996	3	100	6,705	
2	0260	PAVEMENT-A	0	0	0	0	25,034.00	UT	1.85	1.85	100	1996	1996	3	100	46,313	
3	0164	CONC BIN	0	0	12	11	132.00	UT	12.00	12.00	100	2008	2008	3	100	1,584	
4	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 55,602

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000							

REVIEW DATE 01/21/2025 BY mark Total Acres: 3.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 06/20/2025 BY SYS