COMM 40 FT N OF SW COR SE1/4
ON N R/W CR-242, RUN E 1749.89
FT FOR POB, RUN N 210.03 FT, E

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

2026

20-4S-16-03076-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

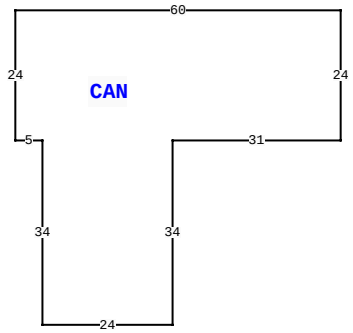
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.00	1.00/

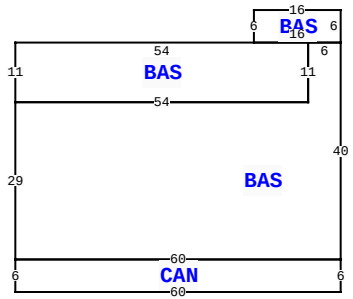
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	3,692
BAS	594	100		594	22,843
BAS	1,806	100		1,806	69,450
CAN	360	30		108	4,153
CAN	2,256	30		677	26,034
TOTALS	5,112			3,281	126,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,281	102.5482	76.91	252,342	1976	1976	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2496 HX Base Yr





5672 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: 3	Tax Dist:
BUILDING MARKET VALUE	126,171
TOTAL MARKET OB/XF VALUE	8,481
TOTAL LAND VALUE - MARKET	45,885
TOTAL MARKET VALUE	180,537
SOH/AGL Deduction	0
ASSESSED VALUE	180,537
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,537
TOTAL JUST VALUE	180,537
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,537

BLDG:1:1: S&S # 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052181	Generator	20,487	01/29/2025
000049414	Signs - New or Ex	11,000	03/13/2024
000042523	Remodel	39,215	08/11/2021
27832	REMODEL	450	05/27/2009
21016	REMODEL	125	08/27/2003

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

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	5,000	
2	0166	CONC,PAVMT	0	0	46	49	2,254.00	UT	1.50	1.50	100	1993	1993	3	100	3,381	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N6 W16 S6 E16$ BAS= W6 BAS= W54 S11 E54 N11$ S11 W54S29 CAN= S6 E60 N6 W60$ E60 N40$ PTR=N50 CAN= N24 W60 S24 E5 S34 E24 N34 E31$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 8,481

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	0.00	0.00	1.14	AC		1.00	1.00	1.15	35,000.00	40,250.00	45,885							

REVIEW DATE 04/22/2025 BY KS Total Acres: 1.14 Total Land Value: 45,885 Market: 0 Agricultural: 0 Common: 45,885 PRINTED 10/24/2025 BY SYS