

COMM NW COR OF SW1/4 OF NW1/4, S
R/W OF SW COREY PL, E ALONG ARC
A R/W 424.22 FT, TO A POINT THEN

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

2026

30-4S-17-08894-001



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			7 100		
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		06
NEIGHBORHOOD/LOC		30417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100		266	9,648
BAS	3,424	100		3,424	124,189
CAN	5,798	30		1,739	63,074
TOTALS	9,488			5,429	196,910

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	5,429	96.7164	72.54	393,820	1992	1992	0	0	0 50.00	50.00	
1 NBHD CONVE 0% - 0 Heated Area: 3690 HX Base Yr												
4046 SW STATE ROAD 47 , LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			STANDARD
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE					196,910
TOTAL MARKET OB/XF VALUE					29,144
TOTAL LAND VALUE - MARKET					198,852
TOTAL MARKET VALUE					424,906
SOH/AGL Deduction					0
ASSESSED VALUE					424,906
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					424,906
TOTAL JUST VALUE					424,906
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					425,206
PERMIT NUM				DESCRIPTION	AMT
000046234				Roof Replacement	54,395
000045884				Electrical Servic	128,548
000045885				Remodel	561,287
000043679				Signs - New or Ex	6,165
27605				MAINT/ALTR	210
27600				REMODEL	125
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1493/2315	6/23/2023	WD U	V	11	100
GRANTOR: WILLIAMS DONALD E					
GRANTEE: SOUTHWEST GEORGIA O					
1493/2299	6/23/2023	TR Q	V	04	75,000
GRANTOR: MHATRE IRREVOCABLE FA					
GRANTEE: SOUTH GEORGIA OIL C					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W16 BAS= W14 S19 E14 N19\$ S19 W14 N19 W53 S46 E32 CAN= S60 W33 S30 E125 N30 W60N64 W32 S4\$ N4 E32 S4 E19 N46\$.					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	12	160	1,920.00	UT	1.70	1.70	100	0
2	0166	CONC, PAVMT	0	0	69	40	2,760.00	UT	1.70	1.70	100	0
3	0260	PAVEMENT-A	0	0	60	370	22,200.00	UT	0.54	0.54	100	0
4	0253	LIGHTING	0	0	0	0	10.00	UT	300.00	300.00	100	0
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	1410	C	CONV STORE	0		CI	0.00	0.00	66,646.80	SF		1.00
2	1010	C	COMM ACRGE	0		CI	0.00	0.00	5,663.00	SF		1.00
TOTAL OB/XF 29,144												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	1410	C	CONV STORE	0		CI	0.00	0.00	66,646.80	SF		1.00
2	1010	C	COMM ACRGE	0		CI	0.00	0.00	5,663.00	SF		1.00