

COMM SW COR OF NW1/4, RUN N
321.20 FT TO N R/W US-90, RUN
SE ALONG R/W 19.47 FT TO ITS

SOUTHWEST GEORGIA OIL CO INC
PO BOX 1510
BAINBRIDGE, GA 39818

2026

34-3S-16-02461-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
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		06	
NEIGHBORHOOD/LOC		34316.600		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	3,696
BAS	120	100		120	6,160
BAS	276	100		276	14,169
BAS	530	100		530	27,208
BAS	2,152	100		2,152	110,475
CAN	420	30		126	6,468
CAN	3,908	30		1,172	60,166
TOTALS	7,478			4,448	228,341

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	5,504.00	UT	1.05
2	0260	PAVEMENT-A	0	0	0	0	14,892.00	UT	0.63
3	0164	CONC BIN	0	0	12	10	120.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		CI	0.00	0.00	46,478.00

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	42.00	58.00	
1 NBHD CONVE 0% - 0 Heated Area: 3150 HX Base Yr													
4741 W US HIGHWAY 90 , LAKE CITY													

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		228,341	
TOTAL MARKET OB/XF VALUE		16,061	
TOTAL LAND VALUE - MARKET		557,736	
TOTAL MARKET VALUE		802,138	
SOH/AGL Deduction		0	
ASSESSED VALUE		802,138	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		802,138	
TOTAL JUST VALUE		802,138	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		810,012	

LAND:1:1: CORNER INFLUENCE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
10081	COMMERCIAL	725	08/16/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1293/2074	4/28/2015	WD U	I	43	
GRANTOR: STAFFORD L SCAFF JR					
GRANTEE: SOUTHWEST GEORGIA O					
0784/0685	12/15/1993	WD Q	V		175,000
GRANTOR: FRANK BELL					
GRANTEE: LESTER SCAFF					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 BAS= W12 S29 E3 N8 E9 N21\$ S21 BAS= W9 S8 E9 N8\$S8 W12 S16 CAN= S6 E30 CAN= S46 W16 S30 E95 N30 W56 N46 W23\$ E40 N6 W0\$ E62 BAS= E8 N15 W8 S15\$ N15 BAS= E8 N30 W33 S10 E23 S20 E2\$ W2 N20 W23N10\$.									