COMM NE COR OF SW1/4, RUN W 26.0
W R/W LAKE CITY AVE, S ALONG R/W
FT FOR POB, CONT S 236.74 FT ALO

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

2026

34-3S-16-02483-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

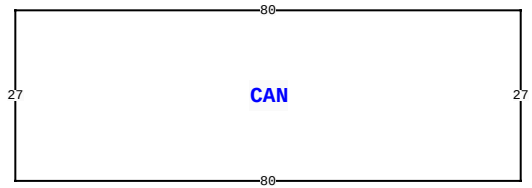
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story 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	34316.00	1.00/

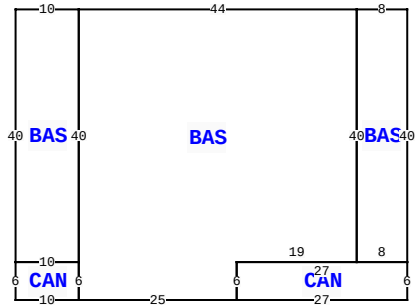
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	14,365
BAS	400	100		400	17,956
BAS	1,910	100		1,910	85,740
CAN	60	30		18	808
CAN	162	30		49	2,200
CAN	2,160	30		648	29,089
TOTALS	5,012			3,345	150,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,345	119.7082	89.78	300,314	1976	1976	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2630 HX Base Yr





4243 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,817
TOTAL MARKET OB/XF VALUE	9,720
TOTAL LAND VALUE - MARKET	256,580
TOTAL MARKET VALUE	453,117
SOH/AGL Deduction	0
ASSESSED VALUE	453,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	453,117
TOTAL JUST VALUE	453,117
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,117

BLDG:1:1: S & S #9

LAND:1:1: CORNER INFLUENCE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052458	Remodel	71,882	02/28/2025
000046697	Electrical Servic	150	03/09/2023
22985	REMODEL	215	04/05/2005

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 BAS= W10 S40 E10 N40$ S40 CAN= W10 S6 E10 N6$ S6 E25 CAN= E27 N6 W27 S6$ N6 E19 BAS= E8 N40 W8 S40$ N40$ PTR=N30 CAN= N27 W80 S27 E80$ 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	7,800.00	UT	1.10	1.10	100	2005	2005	3	100	8,580	
2	0166	CONC,PAVMT	0	0	10	52	520.00	UT	2.00	2.00	100	2005	2005	3	100	1,040	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,720

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		CG	0.00	0.00	25,658.00	SF		1.00	1.00	1.00	10.00	10.00	256,580							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.59 Total Land Value: 256,580 Market: 0 Agricultural: 0 Common: 256,580 PRINTED 11/05/2025 BY SYS

COMM NE COR OF SW1/4, RUN W 26.0
W R/W LAKE CITY AVE, S ALONG R/W
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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

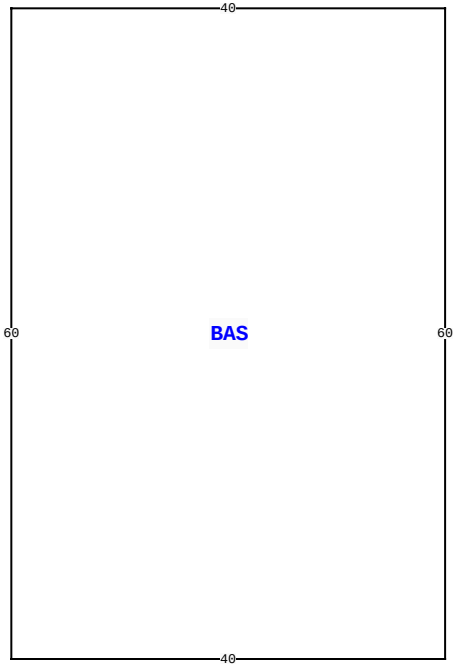
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	36,660
TOTALS	2,400			2,400	36,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	2,400	82.5552	30.55	73,320	1982	1982	0	0	0	50.00	50.00

2 WAREH STOR 0% - 0 Heated Area: 2400 HX Base Yr



4243 W US HIGHWAY 90 , LAKE CITY

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INCOME VALUE	
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GRANTOR: STAFFORD L SCAFF JR

GRANTEE: SOUTHWEST GEORGIA O

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S60 E40 N60$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.59 Total Land Value: 256,580 Market: 0 Agricultural: 0 Common: 256,580 PRINTED 11/05/2025 BY SYS