

S DIV: E1/2 LOT 1 BLOCK 1 AVONDA
 & 2 BLOCK 7 ASHURST S/D & BEG SE
 1 AVONDALE S/D RUN S'LY ALONG W

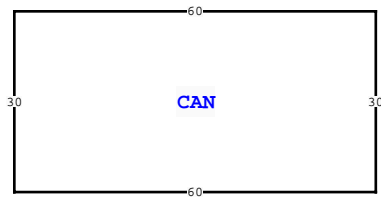
SOUTHWEST GEORGIA OIL COMPANY INC
 P O BOX 1510
 BAINBRIDGE, GA 39818

2026

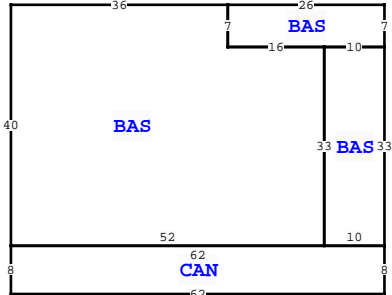
00-00-00-13863-000


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	06 VINYL ASB 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	4 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	3,169	85.9456	65.32	206,999	1983	1995	0	0	45.00	55.00		
1 NBHD CONVE 0% - 0 Heated Area: 2480 HX Base Yr													



Quality	05 05				
DOR CODE	1126 CONV STORE/GAS				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	32317.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100		182	6,538
BAS	330	100		330	11,856
BAS	1,968	100		1,968	70,703
CAN	496	30		149	5,353
CAN	1,800	30		540	19,400
TOTALS	4,776			3,169	113,849



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			113,849
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			128,219
TOTAL MARKET VALUE			250,868
SOH/AGL Deduction			2,529
ASSESSED VALUE			248,339
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			248,339
TOTAL JUST VALUE			250,868
NCON VALUE			3,300
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,763
LAND:1:1: ADJ;4 CORNER			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2503	MAINT/ALTR	112	12/05/2011

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						
1293/0660	4/21/2015	WD	U	V	18	100
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: STATE OF FLORIDA DE						

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
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
4	0260	PAVEMENT-A	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

490 S MARION AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/11/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W36 S40 CAN= S8 E62 N8 W62\$ E52 BAS= E10 N33 W10 S33\$ N33 BAS= E10 N7 W26 S7 E16\$ W16 N7\$ PTR=N30 CAN= N30 W60 S30 E60\$ S30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	50.00	210.00	18,650.00	SF		1.00	1.00	1.25	5.50	6.88	128,219							