

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

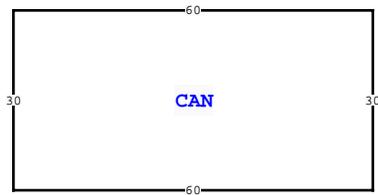
SOUTHWEST GEORGIA OIL COMPANY INC
 P O BOX 1510
 BAINBRIDGE, GA 39818

2026

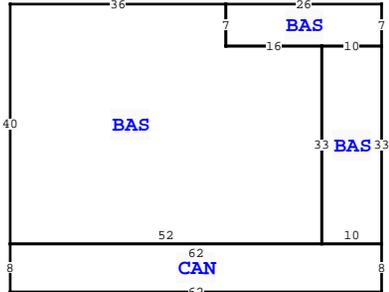
00-00-00-13863-000


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	68.76	217,900	1983	1995	0	0	45.00	55.00		
1 NBHD CONVE 0% - 0 Heated Area: 2480 HX Base Yr													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE	
05 05		1126 CONVE STORE/GAS		06		32317.030 1.00/		BAS		182		100				182		6,883	
								BAS		330		100				330		12,480	
								BAS		1,968		100				1,968		74,426	
								CAN		496		30				149		5,635	
								CAN		1,800		30				540		20,422	
TOTALS		4,776								3,169						119,845			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		119,845	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		104,906	
TOTAL MARKET VALUE		233,551	
SOH/AGL Deduction		0	
ASSESSED VALUE		233,551	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		233,551	
TOTAL JUST VALUE		233,551	
NCON VALUE		3,300	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,763	

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

LAND DESCRIPTION																								
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	4.50	5.63	104,906							

BUILDING NOTES	

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\$.	

TOTAL OB/XF													
8,800													