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

**2027**

**00-00-00-13863-000**

## BUILDING CHARACTERISTICS

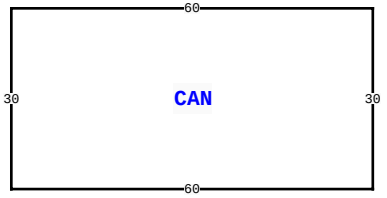
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 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 |
| Quality | 05 | 05 |
| DOR CODE | 1126 | CONV STORE/GAS |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.030 | 1.00/ |

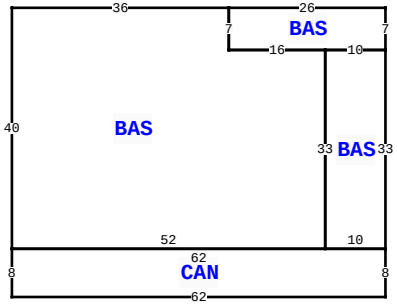
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 182 | 100 | | 182 | 6,538 |
| BAS | 330 | 100 | | 330 | 11,856 |
| BAS | 1,968 | 100 | | 1,968 | 70,703 |
| CAN | 496 | 30 | | 149 | 5,353 |
| CAN | 1,800 | 30 | | 540 | 19,400 |
| TOTALS | 4,776 | | | 3,169 | 113,849 |

## 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 | 0 | 45.00 | 55.00 |

1 NBHD CONVE 0% - 0 Heated Area: 2480 HX Base Yr




490 S MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| 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 | 0 |
| ASSESSED VALUE | 250,868 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 250,868 |
| TOTAL JUST VALUE | 250,868 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,868 |

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 | | | | | | |

## 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$.

## 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 | 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

TOTAL OB/XF 8,800

| 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 | 50.00 | 210.00 | 18,650.00 | SF | | 1.00 | 1.00 | 1.25 | 5.50 | 6.88 | 128,219 | | | | | | | |

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.43 Total Land Value: 128,219 Market: 0 Agricultural: 0 Common: 128,219 PRINTED 11/16/2026 BY SYS