S DIV:LOT 2 EX W 100 FT BLK 1 AV
767-166, 768-2206, 782-902, 783-

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

2027

00-00-00-13864-000

BUILDING CHARACTERISTICS

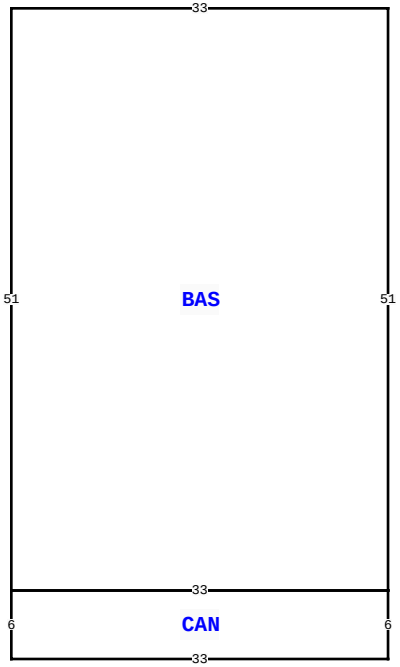
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	1,683	100		1,683	36,513
CAN	198	30		59	1,280
TOTALS	1,881			1,742	37,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3434	04	1,742	64.7640	43.39	75,585	1968	1968	0	0	0	50.00	50.00

1 LAUNDROMAT 0% - 0 Heated Area: 1683 HX Base Yr



121 SW BAYA DR, 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	37,792
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	24,062
TOTAL MARKET VALUE	63,354
SOH/AGL Deduction	0
ASSESSED VALUE	63,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,354
TOTAL JUST VALUE	63,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0782/0902	11/01/1993	WD	Q	I	06	55,000
GRANTOR: STEVENS						
GRANTEE: LESTER SCAFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S51 CAN= S6 E33 N6 W33$ E33 N51$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1100	C	STORE 1FLR	0		CG	35.00	100.00	3,500.00	SF		1.00	1.00	1.25	5.50	6.88	24,062							

REVIEW DATE 03/06/2026 BY JB Total Acres: 0.08 Total Land Value: 24,062 Market: 0 Agricultural: 0 Common: 24,062 PRINTED 11/16/2026 BY SYS