COMM 326.60 FT S OF NW COR OF
SE1/4 OF NW1/4, BEING ON S
R/W SR-247, RUN N 41 DEG EAST

SOUTHWEST GEORGIA OIL COMPANY INC
PO BOX 1510
BAINBRIDGE, GA 39818

2026

01-4S-16-02656-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

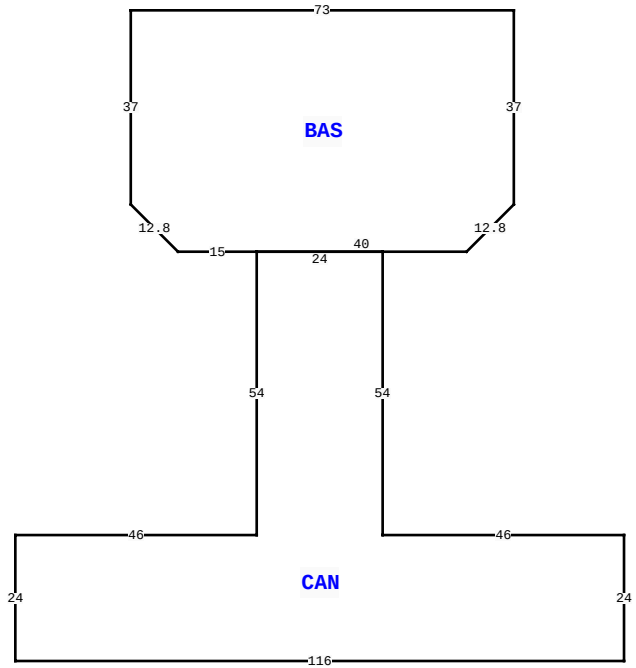
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,277	100		3,277	252,928
CAN	4,080	30		1,224	94,472
TOTALS	7,357			4,501	347,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,501	132.1626	105.73	475,891	2003	2003	0	0	0	27.00	73.00

2 NBHD CONVE 0% - 0 Heated Area: 3277 HX Base Yr



537 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	347,400
TOTAL MARKET OB/XF VALUE	22,095
TOTAL LAND VALUE - MARKET	175,984
TOTAL MARKET VALUE	545,479
SOH/AGL Deduction	0
ASSESSED VALUE	545,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,479
TOTAL JUST VALUE	545,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	532,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20238	COMMERCIAL	300	12/17/2002
19635	COMMERCIAL	552	06/10/2002

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						
0896/1624	2/07/2000	WD	Q	I		180,000
GRANTOR: ROBER & MARY WYNNE						
GRANTEE: STAFFORD & ANNE SCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W73 S37 D9 R9 E15 CAN= S54 W46 S24 E116 N24 W46 N54 W24$ E40 R9 U9 N37$.

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	5,973.00	UT	1.40	1.40	100	2003	2003	3	100	8,362	
2	0260	PAVEMENT-A	0	0	0	0	14,010.00	UT	0.77	0.77	100	2003	2003	3	100	10,788	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	
4	0164	CONC BIN	0	0	10	17	170.00	UT	8.50	8.50	100	2003	2003	3	100	1,445	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 22,095

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	210.00	210.00	43,996.00	SF		1.00	1.00	1.00	4.00	4.00	175,984							

REVIEW DATE 11/08/2018 BY KR Total Acres: 1.01 Total Land Value: 175,984 Market: 0 Agricultural: 0 Common: 175,984 PRINTED 05/08/2026 BY SYS