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**

## BUILDING CHARACTERISTICS

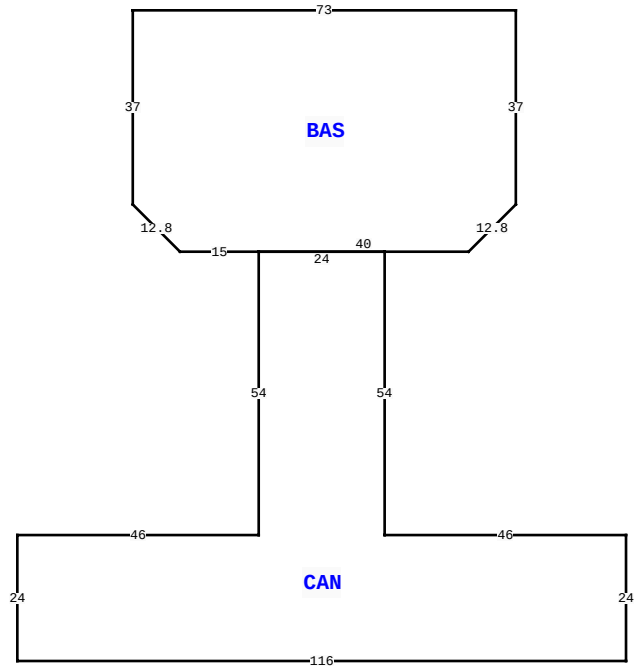
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 06 | ENG CENTRL 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 | 240,274 |
| CAN | 4,080 | 30 | | 1,224 | 89,745 |
| TOTALS | 7,357 | | | 4,501 | 330,018 |

## 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 | 100.44 | 452,080 | 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 | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 330,018 |
| TOTAL MARKET OB/XF VALUE | 22,095 |
| TOTAL LAND VALUE - MARKET | 219,980 |
| TOTAL MARKET VALUE | 572,093 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 572,093 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 572,093 |
| TOTAL JUST VALUE | 572,093 |
| 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$.

## 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 | 5.00 | 5.00 | 219,980 | | | | | | | |

REVIEW DATE 11/08/2018 BY KR Total Acres: 1.01 Total Land Value: 219,980 Market: 0 Agricultural: 0 Common: 219,980 PRINTED 06/22/2026 BY SYS