COMM NW COR OF SE1/4, RUN E 1177
S 14 FT FOR POB, CONT S 467 FT,
FT, E 467 FT TO POB. & COMM SW C

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

2027

03-6S-17-09594-000

BUILDING CHARACTERISTICS

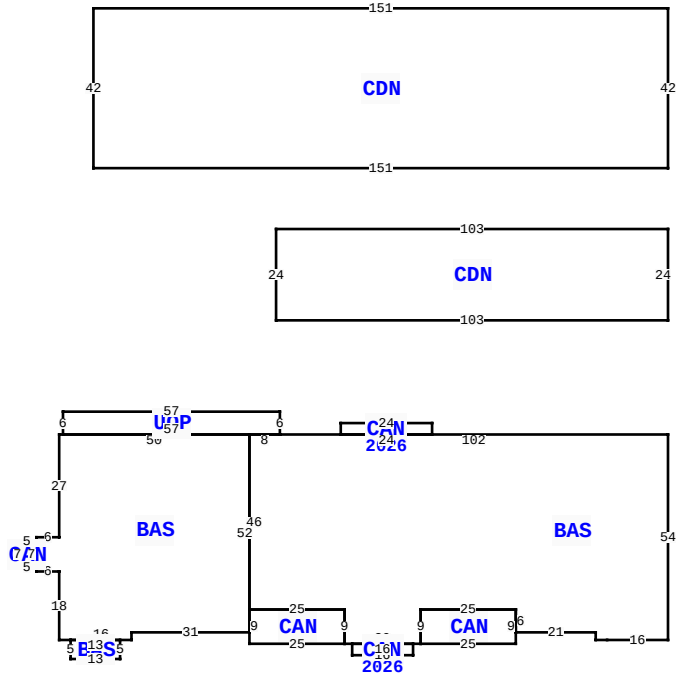
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		0 100
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 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100		65	6,862
BAS	2,692	100		2,692	284,204
BAS	5,518	100		5,518	582,555
CAN	35	30		10	1,056
CAN	225	30		68	7,179
CAN	225	30		68	7,179
CAN	48	30	2026	14	1,478
CAN	72	30	2026	22	2,323
CDN	2,472	35		865	91,321
CDN	6,342	35		2,220	234,373
TOTALS	18,036			11,610	1,225,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	11,610	161.5305	122.76	1,425,244	2010	2010	0	0	0	14.00	86.00

1 NBHD CONVE 0% - 0 Heated Area: 8275 HX Base Yr



** This building has 11 Sub-Areas

14170 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,225,710
TOTAL MARKET OB/XF VALUE	468,037
TOTAL LAND VALUE - MARKET	1,020,480
TOTAL MARKET VALUE	2,714,227
SOH/AGL Deduction	0
ASSESSED VALUE	2,714,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,714,227
TOTAL JUST VALUE	2,714,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,714,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053073	Remodel	6,493	05/12/2025
000045498	New Commercial Co	32,000	08/28/2023
000047729	Electrical Servic	0	07/24/2023
000047605	Signs - New or Ex	230,000	07/05/2023
000047147	Additions	13,365	05/05/2023
000046948	Signs - New or Ex	9,196	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0106	4/12/2018	TR	Q	I	03	240,000
GRANTOR: CROCKETT FARNELL TRUS						
GRANTEE: SOUTHWEST GEORGIA O						
1293/2074	4/28/2015	WD	U	I	43	19,812,600
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: SOUTHWEST GEORGIA O						

BUILDING NOTES

BUILDING DIMENSIONS

CDN=[ORIG=0,-70] N42 W151 S42 E151 $
BAS=[ORIG=0,0] W102 W8 S46 E25 S9 E20 N9 E25 S6 E21 S2 E3 E16 N54 $
BAS=[ORIG=-110,0] W50 S27 W6 S1 S8 E6 S18 E3 E16 N2 E31 N52 $
CDN=[ORIG=0,-30] N24 W103 S24 E103 $
UOP=[ORIG=-102,0] N6 W57 S6 E57 $
CAN=[ORIG=-110,46] S9 E25 N9 W25 $
CAN=[ORIG=-65,55] E25 N9 W25 S9 $
BAS=[ORIG=-157,54] S5 E13 N5 W13 $
CAN=[ORIG=-166,28] W5 S7 E5 N7 $
CAN=[YR=2026;ORIG=-67,58] W16 N3 E16 S3 $
CAN=[YR=2026;ORIG=-86,0] N3 E24 S3 W24 $

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	94,990.00	UT	2.00	2.00	100	2010	2010	3	100	189,980	
2	0166	CONC,PAVMT	0	0	0	0	18,026.00	UT	2.25	2.25	100	2010	2010	3	100	40,559	
3	0253	LIGHTING	0	0	0	0	8.00	UT	1,500.00	1,500.00	100	2010	2010	3	100	12,000	
4	0164	CONC BIN	0	0	12	38	456.00	UT	11.00	11.00	100	2010	2010	3	100	5,016	
5	0294	SHED WOOD/	0	0	12	26	312.00	UT	11.00	11.00	100	2010	2010	3	100	3,432	
6	0260	PAVEMENT-A	0	0	0	0	102,275.00	UT	2.00	2.00	100	2024	2023		100	204,550	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	
8	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2024	2023		100	10,500	

LAND DESCRIPTION

TOTAL OB/XF 468,037

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		CHI	0.00	0.00	236,530.80	SF		1.00	1.00	0.80	3.00	2.40	567,674							
2	1410	C	CONV STORE	0		CHI	0.00	0.00	108,900.00	SF		1.00	1.00	0.80	3.00	2.40	261,360							
3	1000	C	VACANT COMME	0		CHI	0.00	0.00	127,630.80	SF		1.00	1.00	0.50	3.00	1.50	191,446							

REVIEW DATE 05/01/2026 BY robin Total Acres: 10.86 Total Land Value: 1,020,480 Market: 0 Agricultural: 0 Common: 1,020,480 PRINTED 11/16/2026 BY SYS