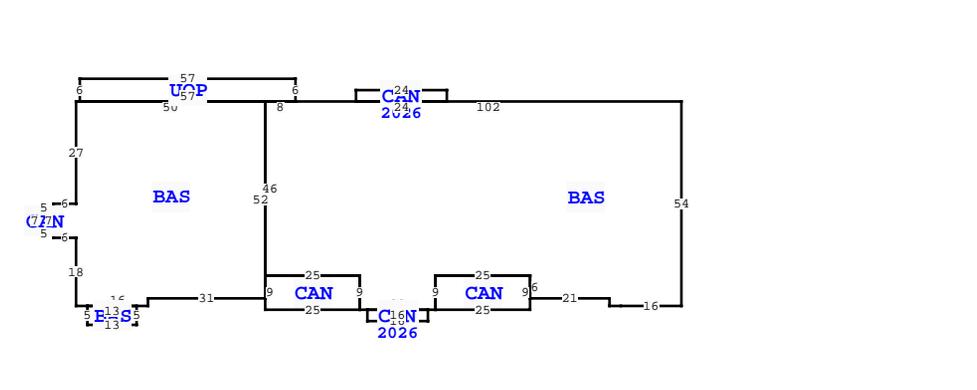




ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structure	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	15	100
RMS	0	100
Stories	1.	1. 100
Units	0	100
Condition Adj	04	04 100

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	129.22	1,500,244	2010	2010	0	0	0	14.00	86.00



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			1,290,210
TOTAL MARKET OB/XF VALUE			468,037
TOTAL LAND VALUE - MARKET			935,440
TOTAL MARKET VALUE			2,693,687
SOH/AGL Deduction			0
ASSESSED VALUE			2,693,687
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,693,687
TOTAL JUST VALUE			2,693,687
NCON VALUE			9,002
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,620,747

QUALITY	DOR CODE	MAP NUM	CONV STORE/GAS	MKT AREA
07 07	1126			02

NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
3617.00	1.00/				

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

L N	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	

TOTAL OB/XF												
468,037												

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 \$						

LAND DESCRIPTION		TOTAL OB/XF																						
		468,037																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.75	2.20	520,368							
2	1410	C	CONV STORE	0		CHI	0.00	0.00	108,900.00	SF		1.00	1.00	0.80	2.75	2.20	239,580							
3	1000	C	VACANT COMME	0		CHI	0.00	0.00	127,630.80	SF		1.00	1.00	0.50	2.75	1.38	175,492							