COMM NE COR OF SEC, RUN W
586.20 FT, S 30.03 FT TO S
R/W BROWN LANE FOR POB, CONT

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

2027

07-4S-17-08099-001

BUILDING CHARACTERISTICS

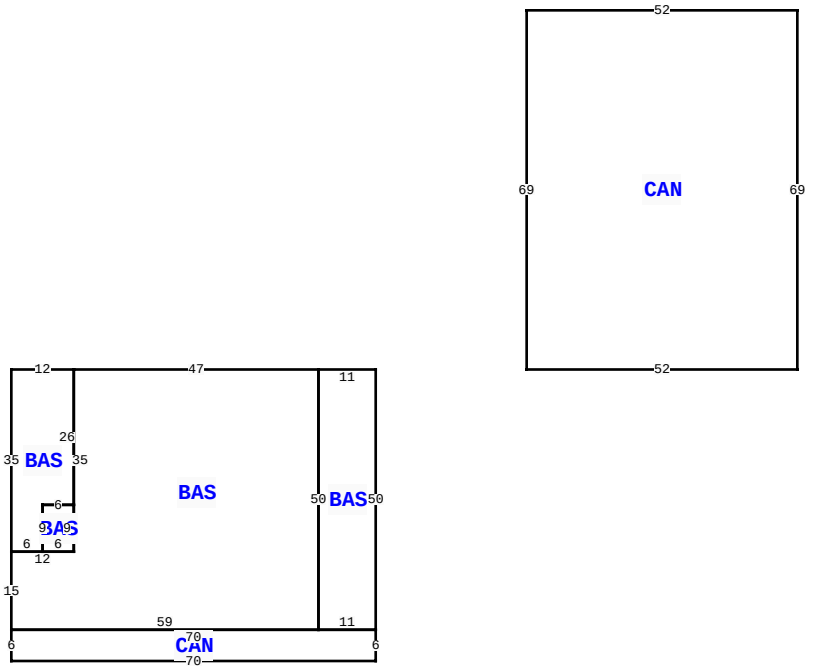
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100		54	1,939
BAS	366	100		366	13,140
BAS	550	100		550	19,745
BAS	2,530	100		2,530	90,827
CAN	420	30		126	4,524
CAN	3,588	30		1,076	38,629
TOTALS	7,508			4,702	168,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,702	94.4724	71.80	337,604	1991	1991	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3500 HX Base Yr



556 SW STATE ROAD 47 , 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	7,452.00	UT	2.00	2.00	75	2006	2006	3	75	11,178	
2	0260	PAVEMENT-A	0	0	0	0	2,700.00	UT	1.50	1.50	100	2006	2006	3	100	4,050	
3	0253	LIGHTING	0	0	0	0	5.00	UT	500.00	500.00	100	1993	1993	3	100	2,500	
4	0164	CONC BIN	0	0	0	0	156.00	UT	12.00	12.00	100	2006	2006	3	100	1,872	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	168,802
TOTAL MARKET OB/XF VALUE	19,600
TOTAL LAND VALUE - MARKET	230,870
TOTAL MARKET VALUE	419,272
SOH/AGL Deduction	0
ASSESSED VALUE	419,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,272
TOTAL JUST VALUE	419,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	419,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3586	COMMERCIAL	494	02/03/2006
3568	COMMERCIAL	50	01/24/2006

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						
0712/0702	3/05/1990	WD	Q	V		91,500
GRANTOR: SAMUEL VANN						
GRANTEE: STAFFORD SCAFF JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 BAS= W12 S35 E6 BAS= E6 N9 W6 S9$ N9 E6 N26 $S35 W12 S15 CAN= S6 E70 N6 W70$ E59 BAS= E11 N50 W11 S50$ N50$ PTR=E40 CAN= E52 N69 W52 S69$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 19,600

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		00	311.00	140.00	46,174.00	SF		1.00	1.00	1.00	5.00	5.00	230,870							

REVIEW DATE 03/11/2026 BY JB Total Acres: 1.06 Total Land Value: 230,870 Market: 0 Agricultural: 0 Common: 230,870 PRINTED 11/16/2026 BY SYS