COMM NW COR OF NE1/4 OF SW1/4, R
C/L US-441, RUN S ALONG C/L 1394
TO E R/W US-441, S'ERLY ALONG AR

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

2026

08-3S-17-04909-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	8317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3519 N US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	433,204
TOTAL MARKET VALUE	433,204
SOH/AGL Deduction	67,852
ASSESSED VALUE	365,352
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	365,352
TOTAL JUST VALUE	433,204
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	543,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045349	Electrical Servic	150,000	08/31/2022
25936	REMODEL	80	06/20/2007
25887	REMODEL	595	06/05/2007
25744	REMODEL	80	04/25/2007
25745	REMODEL	710	04/25/2007
21095	ADDN COMM	225	09/19/2003

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						
0616/0792	3/01/1987	WD	Q	V	01	125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0			0.00	0.00	177,724.80	SF		1.00	0.75	0.75	3.25	2.44	433,204							

REVIEW DATE 08/11/2015 BY DF Total Acres: 4.08 Total Land Value: 433,204 Market: 0 Agricultural: 0 Common: 433,204 PRINTED 06/22/2026 BY SYS