BEG NE COR OF SEC, RUN W
593.01 FT TO W'LY R/W SR-47,
SW ALONG R/W 1335.42 FT FOR

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

2026

10-5S-16-03537-000

BUILDING CHARACTERISTICS

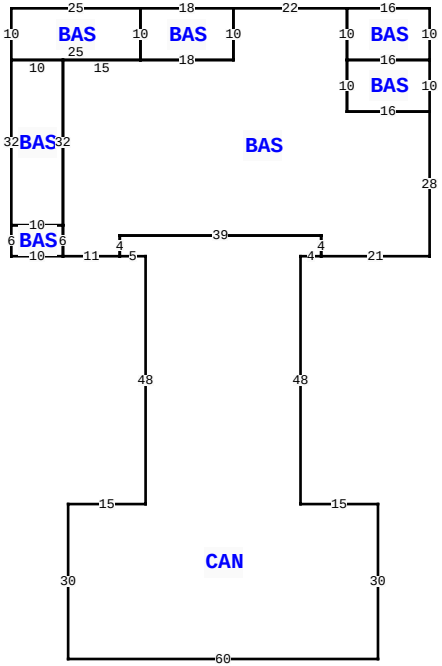
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	25	MOD METAL 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Common Wall		12 100
Story Height		0 100
RMS		2 100
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 01
NEIGHBORHOOD/LOC		10516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	2,123
BAS	160	100		160	5,661
BAS	160	100		160	5,661
BAS	180	100		180	6,369
BAS	250	100		250	8,845
BAS	320	100		320	11,322
BAS	2,602	100		2,602	92,059
CAN	3,396	30		1,019	36,052
TOTALS	7,128			4,751	168,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,751	93.1036	70.76	336,181	1975	1985	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3732 HX Base Yr



8034 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	0	0	0	13,415.00	UT	0.90	0.90	100	0	0	3	100	12,074	
2	0166	CONC,PAVMT	0	0	0	0	1,622.00	UT	1.40	1.40	100	0	0	3	100	2,271	
3	0164	CONC BIN	0	0	12	11	132.00	UT	12.00	12.00	100	2008	2008	3	100	1,584	
4	0253	LIGHTING	0	0	0	0	2.00	UT	900.00	900.00	100	2008	2008	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	168,090
TOTAL MARKET OB/XF VALUE	17,729
TOTAL LAND VALUE - MARKET	106,439
TOTAL MARKET VALUE	292,258
SOH/AGL Deduction	0
ASSESSED VALUE	292,258
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,258
TOTAL JUST VALUE	292,258
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	290,049

BLDG:1:1: KIRBY- COLUMBIA CITY S&S # 23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052180	Generator	20,356	06/02/2026
35993	PUMP/UTPOL	50	11/15/2017

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						
0766/0767	10/15/1992	WD	Q	I	06	165,000
GRANTOR: HUGH M KIRBY						
GRANTEE: LESTER SCAFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 BAS= W18 S10 E18 N10$ S10 W18 BAS= N10 W25 S10E25$ W15 BAS= W10 S32 E10 N32$ S32 BAS= W10 S6 E10 N6$ S6 E11 CAN= E5 S48 W15 S30 E60 N30 W15 N48 E4 N4 W39 S4$ N4 E39 S4 E21 N28 BAS= N10 W16 S10 E16$ W16 N10 BAS= E16 N10 W16 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 17,729

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		A-1	0.00	0.00	78,843.60	SF		1.00	1.00	1.00	1.35	1.35	106,439							

REVIEW DATE 09/05/2019 BY BC Total Acres: 1.81 Total Land Value: 106,439 Market: 0 Agricultural: 0 Common: 106,439 PRINTED 06/22/2026 BY SYS