

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

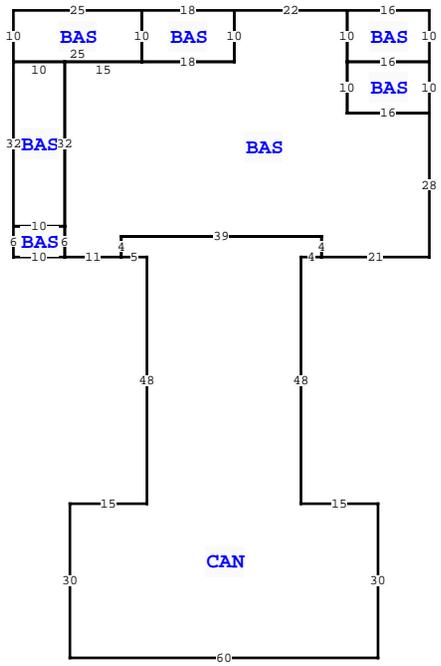
2026

10-5S-16-03537-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 70	
Exterior Wall	25	MOD METAL 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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
BAS	60	100	
BAS	160	100	
BAS	160	100	
BAS	180	100	
BAS	250	100	
BAS	320	100	
BAS	2,602	100	
CAN	3,396	30	
TOTALS	7,128		4,751 176,927

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	74.48	353,854	1975	1985		0	0	50.00	50.00	
1 NBHD CONVE 0% - 0 Heated Area: 3732 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	176,927		
TOTAL MARKET OB/XF VALUE	17,729		
TOTAL LAND VALUE - MARKET	106,439		
TOTAL MARKET VALUE	301,095		
SOH/AGL Deduction	0		
ASSESSED VALUE	301,095		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	301,095		
TOTAL JUST VALUE	301,095		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	290,049		
BLDG:1:1: KIRBY- COLUMBIA CITY S&S # 23			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052180	Generator	20,356	01/29/2025
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						

EXTRA FEATURES																	
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	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	

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														
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	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							