LOT 21 COUNTRY CREEK S/D.
ORB 437-38, PROB 1284-1029,
(DC ANNE SCAFF 1293-23), WD

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

2026

15-4S-17-08359-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

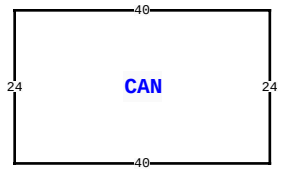
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
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	15417.010	1.00/

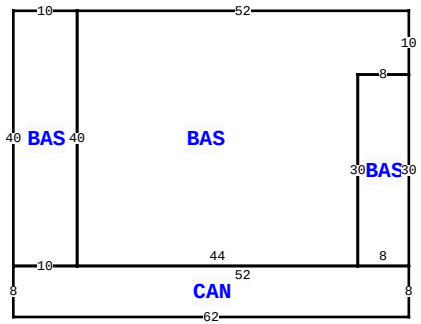
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	9,406
BAS	400	100		400	15,676
BAS	1,840	100		1,840	72,110
CAN	496	30		149	5,840
CAN	960	30		288	11,287
TOTALS	3,936			2,917	114,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,917	97.9722	78.38	228,634	1980	1980	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2480 HX Base Yr





3544 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	114,317
TOTAL MARKET OB/XF VALUE	14,202
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	151,019
SOH/AGL Deduction	0
ASSESSED VALUE	151,019
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,019
TOTAL JUST VALUE	151,019
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 BAS= W10 S40 E10 N40$ S40 CAN= W10 S8 E62 N8 W52$ E44BAS= E8 N30 W8 S30$ N30 E8 N10$ PTR= N30 CAN= N24 W40 S24 E40$ S30$.

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	11,723.00	UT	0.72	0.72	100	1996	1996	3	100	8,441	
2	0166	CONC,PAVMT	0	0	0	0	2,949.00	UT	1.50	1.50	100	1996	1996	3	100	4,424	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
4	0164	CONC BIN	0	0	12	10	120.00	UT	12.00	12.00	30	2008	2008	3	30	432	
5	0140	CLFENCE 6	0	0	0	0	90.00	UT	4.50	4.50	100	1996	1996	3	100	405	

LAND DESCRIPTION

TOTAL OB/XF 14,202

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS