COMM NW COR OF SEC, S 1425 FT, E
SE 198 FT, E 245.03 FT FOR POB,
294.40 FT TO W R/W LINE RD, SE A

SOUTHWEST GEORGIA OIL COMPANY INC
1511 E SHOTWELL ST
BAINBRIDGE, GA 38919

2027

17-4S-17-08400-002

BUILDING CHARACTERISTICS

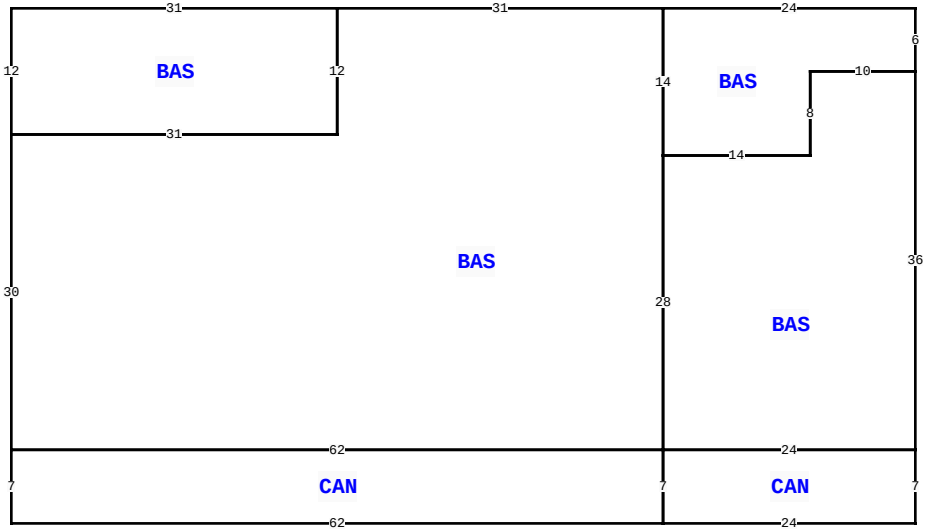
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	17417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	6,619
BAS	372	100		372	9,618
BAS	752	100		752	19,443
BAS	2,232	100		2,232	57,709
CAN	168	30		50	1,293
CAN	434	30		130	3,361
TOTALS	4,214			3,792	98,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	3,792	80.7973	51.71	196,084	1976	1976	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 3612 HX Base Yr



3268 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	98,042
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	130,352
TOTAL MARKET VALUE	237,894
SOH/AGL Deduction	0
ASSESSED VALUE	237,894
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,894
TOTAL JUST VALUE	237,894
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,894

XFOB:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0380	12/07/2018	PR	U	I	19	1,075,000
GRANTOR: GART KENT SCAFF, D. G						
GRANTEE: SOUTHWEST GEORGIA O						
1117/0426	4/17/2007	WD	Q	I	01	100
GRANTOR: SCAFF'S INC						
GRANTEE: STAFFORD JR & ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= W31 S12 E31 N12$ S12 W31 S30 CAN= S7 E62 N7 W62$ E62 CAN= S7 E24 N7 W24$ BAS= E24 N36 W10 S8 W14 S28$ N28 BAS= E14 N8 E10 N6 W24 S14$ N14$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0253	LIGHTING	0	0	0	0	4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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	0.00	0.00	74,487.00	SF		1.00	1.00	1.00	1.75	1.75	130,352							

REVIEW DATE 05/04/2017 BY BC Total Acres: 1.71 Total Land Value: 130,352 Market: 0 Agricultural: 0 Common: 130,352 PRINTED 11/17/2026 BY SYS