

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

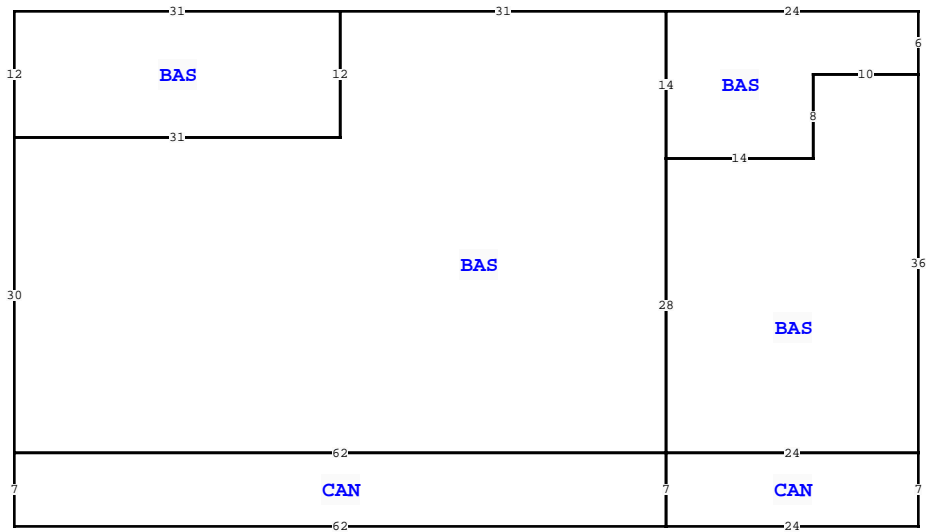
SOUTHWEST GEORGIA OIL COMPANY INC
1511 E SHOTWELL ST
BAINBRIDGE, GA 38919

2026

17-4S-17-08400-002
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	256	100	
BAS	372	100	
BAS	752	100	
BAS	2,232	100	
CAN	168	30	
CAN	434	30	
TOTALS	4,214		

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	50.00	50.00
1 STORE RETL 0% - 0 Heated Area: 3612 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		0	
PREVIOUS YEAR MKT VALUE		236,358	
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						

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	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	

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

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\$.	

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	DPH 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							