COMM SW COR DIXIE VILLA S/D, RUN
E 787.7 FT FOR POB, E 75.8 FT, N
394.8 FT TO W R/W US-441, SE ALO

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

2027

17-4S-17-08408-000

BUILDING CHARACTERISTICS

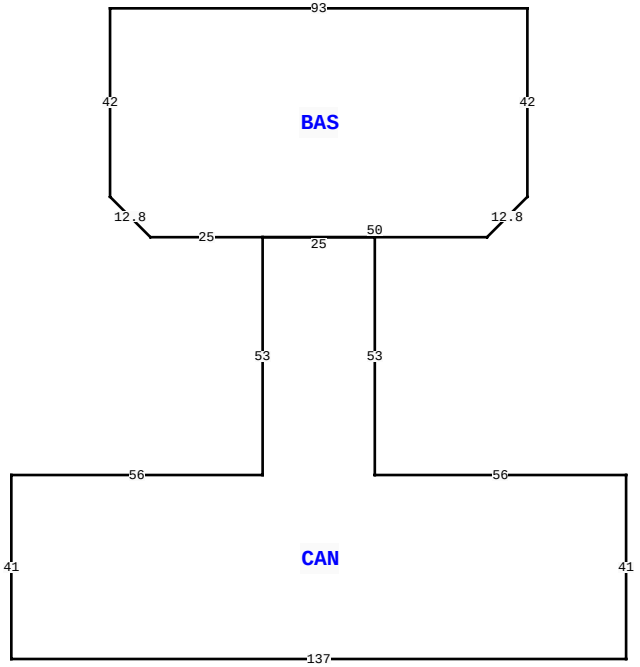
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	1126	CONV STORE/GAS
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	4,662	100		4,662	439,675
CAN	6,942	30		2,083	196,449
TOTALS	11,604			6,745	636,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	6,745	157.0800	119.38	805,218	2006	2006	0	0	0	21.00	79.00

2 NBHD CONVE 0% - 0 Heated Area: 4662 HX Base Yr



3242 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	636,122
TOTAL MARKET OB/XF VALUE	61,765
TOTAL LAND VALUE - MARKET	174,718
TOTAL MARKET VALUE	872,605
SOH/AGL Deduction	0
ASSESSED VALUE	872,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	872,605
TOTAL JUST VALUE	872,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	872,605

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24447	COMMERCIAL	2,108	04/27/2006
13539	REMODEL	200	01/20/1998

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: STAFFORS L SCAFF JR						
GRANTEE: SOUTHWEST GEORGIA O						
0907/1291	8/01/2000	WD	Q	I		326,000
GRANTOR: BEHRENWALD ENTERPRISE						
GRANTEE: STAFFORD L JR & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W93 S42 D9 R9 E25 CAN= S53 W56 S41 E137 N41 W56 N53 W25$ E50 R9 U9 N42$.

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	0169	FENCE/WOOD	0	0	0	0	48.00	UT	13.50	13.50	50	2006	2006	3	50	324	
2	0166	CONC,PAVMT	0	0	0	0	144.00	UT	3.00	3.00	100	2006	2006	3	100	432	
3	0166	CONC,PAVMT	0	0	0	0	9,473.00	UT	3.00	3.00	100	2006	2006	3	100	28,419	
4	0260	PAVEMENT-A	0	0	0	0	17,616.00	UT	1.85	1.85	100	2006	2006	3	100	32,590	

LAND DESCRIPTION

TOTAL OB/XF 61,765

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	1410	C	CONV STORE	0		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.75	1.75	76,230							
2	1001	C	MISC COMMERC	0		00	0.00	0.00	103,672.00	SF		1.00	1.00	1.00	0.95	0.95	98,488							

REVIEW DATE 05/04/2017 BY BC Total Acres: 3.38 Total Land Value: 174,718 Market: 0 Agricultural: 0 Common: 174,718 PRINTED 11/17/2026 BY SYS