

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

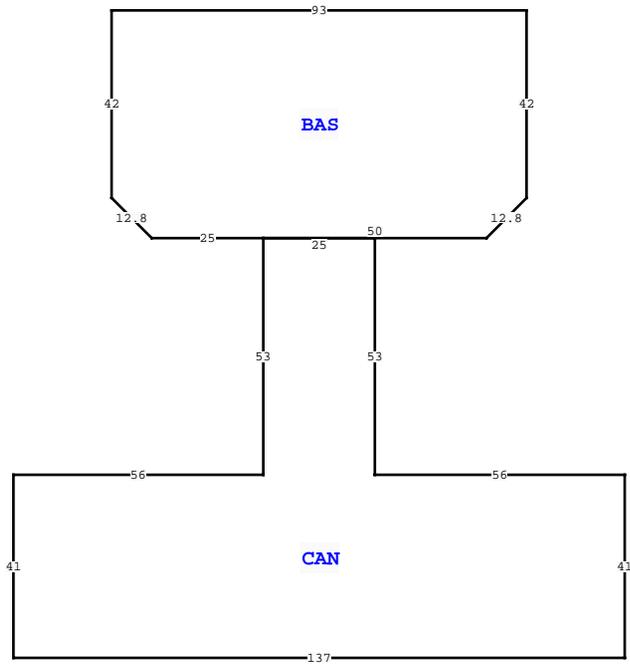
2026

17-4S-17-08408-000



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	462,803
CAN	6,942	30		2,083	206,783
TOTALS	11,604			6,745	669,586

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	125.66	847,577	2006	2006	0	0	21.00	79.00		
2 NBHD CONVE 0% - 0 Heated Area: 4662 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	669,586			
TOTAL MARKET OB/XF VALUE	61,765			
TOTAL LAND VALUE - MARKET	174,718			
TOTAL MARKET VALUE	906,069			
SOH/AGL Deduction	0			
ASSESSED VALUE	906,069			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	906,069			
TOTAL JUST VALUE	906,069			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	880,132			

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						

EXTRA FEATURES														3242 S US HIGHWAY 441 , LAKE CITY			
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	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	
TOTALS																61,765	

LAND DESCRIPTION														TOTAL OB/XF 61,765										
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	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							