COMM NE COR OF NW1/4, S 21.65 FT
CR-242, W ALONG R/W 630 FT FOR P
156.95 FT, N 279.39 FT TO S R/W

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

2027

30-4S-17-08873-001

BUILDING CHARACTERISTICS

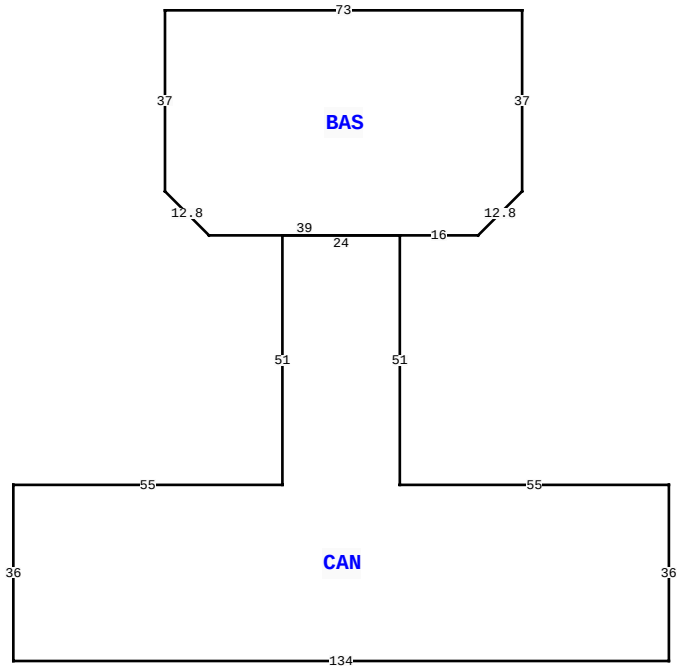
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
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	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,277	100		3,277	278,945
CAN	6,048	30		1,814	154,411
TOTALS	9,325			5,091	433,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	5,091	157.7442	119.89	610,360	2002	2002	0	0	0	29.00	71.00

1 NBHD CONVE 0% - 0 Heated Area: 3277 HX Base Yr



190 SW CHAD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	5,141.00	UT	2.00	2.00	100	2002	2002	3	100	10,282	
2	0260	PAVEMENT-A	0	0	0	0	27,078.00	UT	1.10	1.10	100	2002	2002	3	100	29,786	
3	0119	MASONRY WA	0	0	158	2	316.00	UT	5.00	5.00	100	2002	2002	3	100	1,580	
4	0164	CONC BIN	0	0	15	10	150.00	UT	8.50	8.50	100	2002	2002	3	100	1,275	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	433,356
TOTAL MARKET OB/XF VALUE	42,923
TOTAL LAND VALUE - MARKET	328,875
TOTAL MARKET VALUE	805,154
SOH/AGL Deduction	22,221
ASSESSED VALUE	782,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	782,933
TOTAL JUST VALUE	805,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	805,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050383	Remodel	220,960	07/18/2024
000041550	Remodel	19,269	03/18/2021
19632	COMMERCIAL	552	06/10/2002

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						
0953/0191	5/07/2002	WD	Q	V	05	100,000
GRANTOR: GLENN JONES & ANN DAR						
GRANTEE: STAFFORD & ANNE SCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E16 R9 U9 N37 W73 S37 D9 R9 E39$ CAN= W24 S51 W55 S36 E134 N36 W55 N51$.

LAND DESCRIPTION

TOTAL OB/XF 42,923

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		CHI	0.00	0.00	65,775.00	SF		1.00	1.00	1.00	5.00	5.00	328,875							

REVIEW DATE 04/15/2026 BY robin Total Acres: 1.51 Total Land Value: 328,875 Market: 0 Agricultural: 0 Common: 328,875 PRINTED 11/17/2026 BY SYS