

COMM NW COR OF SW1/4 OF NW1/4, S  
R/W OF SW COREY PL, E ALONG ARC  
A R/W 424.22 FT, TO A POINT THEN

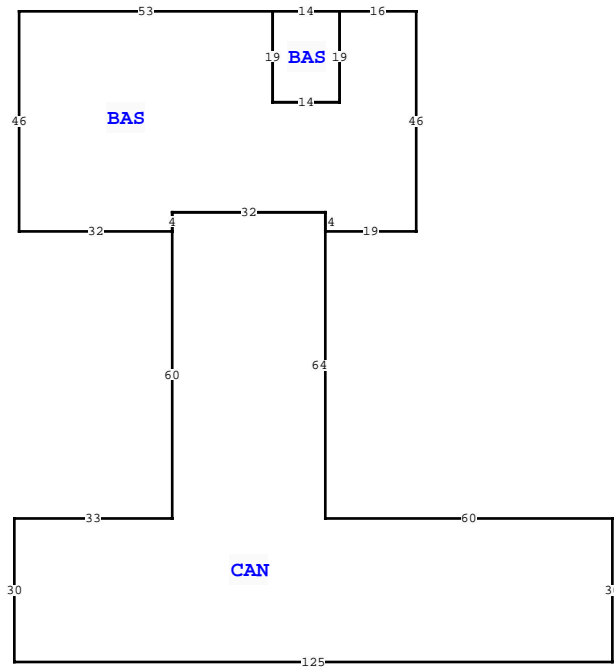
SOUTHWEST GEORGIA OIL COMPANY INC  
P O BOX 1510  
BAINBRIDGE, GA 39818

**2026**

30-4S-17-08894-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	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		7	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.100	
Units		0	100
Condition Adj	04	04	100
Quality	05	05	
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
BAS	266	100	
BAS	3,424	100	
CAN	5,798	30	
TOTALS	9,488		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4300	04	5,429	96.7164	73.50	399,032	1992	1992	0	0	50.00	50.00
1 NBHD CONVE 0% - 0 Heated Area: 3690 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			199,516
TOTAL MARKET OB/XF VALUE			29,144
TOTAL LAND VALUE - MARKET			397,703
TOTAL MARKET VALUE			626,363
SOH/AGL Deduction			158,636
ASSESSED VALUE			467,727
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			467,727
TOTAL JUST VALUE			626,363
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			425,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046234	Roof Replacement	54,395	01/11/2023
000045884	Electrical Servic	128,548	11/09/2022
000045885	Remodel	561,287	11/09/2022
000043679	Signs - New or Ex	6,165	02/09/2022
27605	MAINT/ALTR	210	01/30/2009
27600	REMODEL	125	01/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/2315	6/23/2023	WD	U	V	11	100
GRANTOR: WILLIAMS DONALD E						
GRANTEE: SOUTHWEST GEORGIA O						
1493/2299	6/23/2023	TR	Q	V	04	75,000
GRANTOR: MHATRE IRREVOCABLE FA						
GRANTEE: SOUTH GEORGIA OIL C						

EXTRA FEATURES															BLD DATE		LGL DATE		
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	BLD DATE	LGL DATE
1	0166	CONC, PAVMT	0	0	12	160	1,920.00	UT	1.70	1.70	100	0	0	3	100	3,264		05/18/2026	MLU
2	0166	CONC, PAVMT	0	0	69	40	2,760.00	UT	1.70	1.70	100	0	0	3	100	4,692			
3	0260	PAVEMENT-A	0	0	60	370	22,200.00	UT	0.54	0.54	100	0	0	3	100	11,988			
4	0253	LIGHTING	0	0	0	0	10.00	UT	300.00	300.00	100	0	0	3	100	3,000			
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800			
6	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400			
TOTALS															29,144				

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 BAS= W14 S19 E14 N19\$ S19 W14 N19 W53 S46 E32 CAN= S60 W33 S30 E125 N30 W60N64 W32 S4\$ N4 E32 S4 E19 N46\$.	

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	1410	C	CONV STORE	0		CI	0.00	0.00	66,646.80	SF		1.00	1.00	1.10	5.00	5.50	366,557							
2	1010	C	COMM ACRGE	0		CI	0.00	0.00	5,663.00	SF		1.00	1.00	1.10	5.00	5.50	31,146							