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

2027

30-4S-17-08894-001

BUILDING CHARACTERISTICS

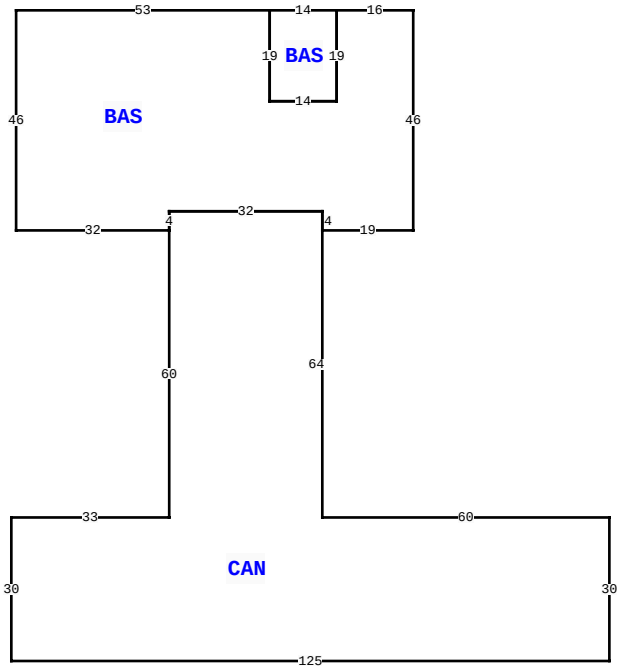
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100		266	9,776
BAS	3,424	100		3,424	125,832
CAN	5,798	30		1,739	63,909
TOTALS	9,488			5,429	199,516

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	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3690 HX Base Yr



4046 SW STATE ROAD 47 , 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	12	160	1,920.00	UT	1.70	1.70	100	0	0	3	100	3,264	
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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	111,863
ASSESSED VALUE	514,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	514,500
TOTAL JUST VALUE	626,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	626,363

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						

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 29,144

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		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							

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.66 Total Land Value: 397,703 Market: 0 Agricultural: 0 Common: 397,703 PRINTED 11/17/2026 BY SYS