COMM AT THE INTER OF N R/W OF
ST JOHNS ST AND W LINE OF BLK
25 CAMPHOR KNOLLS EST. RUN N

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

2027

33-3S-17-06555-000

BUILDING CHARACTERISTICS

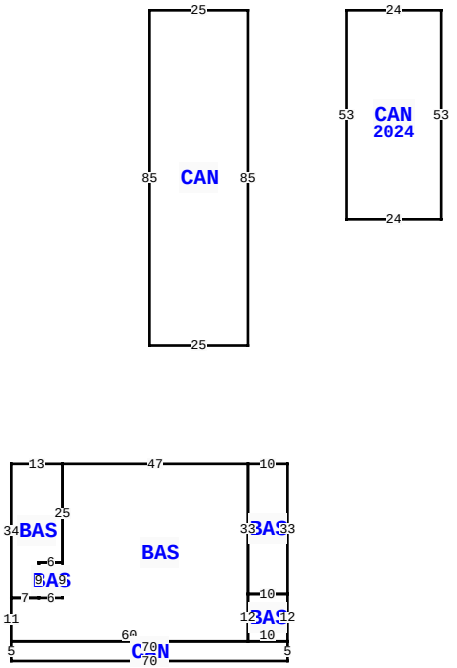
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	54	100		54	4,085
BAS	120	100		120	9,078
BAS	330	100		330	24,966
BAS	388	100		388	29,354
BAS	2,312	100		2,312	174,913
CAN	350	30		105	7,944
CAN	2,125	30		638	48,268
CAN	1,272	30	2024	382	28,900
TOTALS	6,951			4,329	327,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,329	115.7473	87.97	380,822	1990	2010	0	0	0	14.00	86.00

1 NBHD CONVE 0% - 0 Heated Area: 3204 HX Base Yr



1166 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	2,300.00	UT	1.36	1.36	100	1990	1990	3	100	3,128	
2	0260	PAVEMENT-A	0	0	0	0	21,349.00	UT	0.72	0.72	100	1990	1990	3	100	15,371	
3	0253	LIGHTING	0	0	0	0	6.00	UT	500.00	500.00	100	1990	1990	3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	400	
5	0164	CONC BIN	0	0	12	12	144.00	UT	7.50	7.50	100	2001	2001	3	100	1,080	
6	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2024	2023		100	4,500	
7	0260	PAVEMENT-A	0	0	0	0	11,050.00	UT	2.00	2.00	100	2024	2023		100	22,100	
8	0166	CONC,PAVMT	0	0	0	0	1,020.00	UT	3.00	3.00	100	2024	2023		100	3,060	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	327,507
TOTAL MARKET OB/XF VALUE	52,639
TOTAL LAND VALUE - MARKET	194,060
TOTAL MARKET VALUE	574,206
SOH/AGL Deduction	0
ASSESSED VALUE	574,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	574,206
TOTAL JUST VALUE	574,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047856	Remodel	838,006	08/09/2023
000047773	Roof Replacement	41,751	07/27/2023
000045431	Remodel	606,540	09/13/2022

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						
0637/0501	11/16/1987	SW	Q	I		156,000
GRANTOR: CASON T D						
GRANTEE: SCAFF STAFFORD L						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W47 S25 W6 S9 W7 S11 E60 N12 N33 $
CAN=[ORIG=0,-30] N85 W25 S85 E25 $
BAS=[ORIG=-47,0] W13 S34 E7 N9 E6 N25 $
CAN=[ORIG=-60,45] S5 E70 N5 W70 $
BAS=[ORIG=0,33] E10 N33 W10 S33 $
BAS=[ORIG=0,45] E10 N12 W10 S12 $
BAS=[ORIG=-53,34] E6 N9 W6 S9 $
PTR=[ORIG=0,0] N30 S30 $
CAN=[YR=2024;ORIG=25,-115] S53 E24 N53 W24 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 52,639

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	70,567.20	SF		1.00	1.00	1.00	2.75	2.75	194,060							

REVIEW DATE 05/05/2026 BY robin Total Acres: 1.62 Total Land Value: 194,060 Market: 0 Agricultural: 0 Common: 194,060 PRINTED 11/16/2026 BY SYS