COMM SE COR OF BLOCK 4 ODOMS
SPRINGBROOK ADDITION, RUN S
ALONG W R/W AVALON AVE 258.17

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

2026

33-3S-17-06870-000

BUILDING CHARACTERISTICS

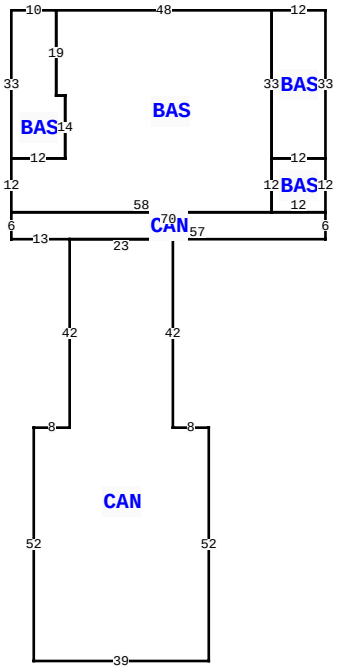
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story 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 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	6,520
BAS	358	100		358	16,209
BAS	396	100		396	17,929
BAS	2,252	100		2,252	101,960
CAN	420	30		126	5,705
CAN	2,994	30		898	40,657
TOTALS	6,564			4,174	188,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,174	119.1463	90.55	377,956	1988	1988	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3150 HX Base Yr



1740 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	1,300	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	10,240.00	10,240.00	100	0	0	3	100	10,240	
3	0164	CONC BIN	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	188,978
TOTAL MARKET OB/XF VALUE	11,840
TOTAL LAND VALUE - MARKET	85,199
TOTAL MARKET VALUE	286,017
SOH/AGL Deduction	0
ASSESSED VALUE	286,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,017
TOTAL JUST VALUE	286,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,533

BLDG:1:1: S&S # 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 BAS= W10 S33 E12 N14 W2 N19$ S19 E2 S14 W12 S12CAN= S6 E13 CAN= S42 W8 S52 E39 N52 W8 N42 W23$ E57 N6 W70$ E58 BAS= E12 N12 W12 S12$ N12 BAS= E12 N33 W12 S33$ N33$.

LAND DESCRIPTION

TOTAL OB/XF 11,840

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	1100	C	STORE 1FLR	0		CG	240.00	208.00	49,500.00	SF		1.00	1.00	1.28	1.35	1.72	85,199							

REVIEW DATE 12/15/2016 BY DF Total Acres: 1.14 Total Land Value: 85,199 Market: 0 Agricultural: 0 Common: 85,199 PRINTED 06/19/2026 BY SYS