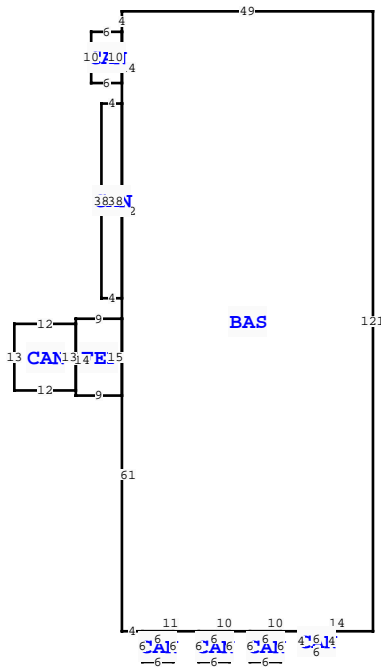




| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 17               | MSNRY STUC   | 100  |
| Roof Structur            | 09               | RIDGE FRME   | 100  |
| Roof Cover               | 04               | BUILT-UP     | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floo            | 14               | CARPET       | 100  |
| Ceiling                  | 01               | FIN.SUSPD    | 100  |
| Air Condition            | 06               | ENG CENTRL   | 100  |
| Heating Type             | 04               | AIR DUCTED   | 100  |
| Fixtures                 |                  | 7            | 100  |
| Frame                    | 03               | MASONRY      | 100  |
| Story Height             |                  | 10           | 100  |
| RMS                      |                  | 7            | 100  |
| Stories                  | 1.               | 1.           | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 03               | 03           | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 1700             | OFFICE BLD   | 1STY |
| MAP NUM                  |                  | MKT AREA     | 07   |
| NEIGHBORHOOD/LOC         | 860317.00        | 1.00/        |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 5,929            | 100          |      |
| CAN                      | 24               | 30           |      |
| CAN                      | 36               | 30           |      |
| CAN                      | 36               | 30           |      |
| CAN                      | 36               | 30           |      |
| CAN                      | 60               | 30           |      |
| CAN                      | 152              | 30           |      |
| CAN                      | 156              | 30           |      |
| FEP                      | 135              | 80           |      |
| TOTALS                   | 6,564            |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |      |      |      |      |       |        |                              |  |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|------------------------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |                              |  |
| 1                  | OFFICE LOW | 0%        | - 0         |                | 396,094        | 1950 | 1970 | 0    | 0    | 50.00 | 50.00  | Heated Area: 5929 HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY  |           |  |  |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 1              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 430,592   |  |  |
| TOTAL MARKET OB/XF VALUE  | 20,703    |  |  |
| TOTAL LAND VALUE - MARKET | 63,653    |  |  |
| TOTAL MARKET VALUE        | 514,948   |  |  |
| SOH/AGL Deduction         | 0         |  |  |
| ASSESSED VALUE            | 514,948   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 514,948   |  |  |
| TOTAL JUST VALUE          | 514,948   |  |  |
| NCON VALUE                | 500       |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 515,460   |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 063        | COMMERCIAL  | 40,000 | 03/02/1992 |

| 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   |           |           |     |     |        |            |
| 1293/1291                      | 4/22/2015 | QC        | U   | I   | 11     | 100        |
| GRANTOR: PATRICA A BORIS (INDI |           |           |     |     |        |            |
| GRANTEE: STAFFORD L SCAFF JR   |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |           |         |             |     |        |                 |       |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|-------------|-----|--------|-----------------|-------|
| 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 |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3   | 100    | 170             |       |
| 2              | 0260       | PAVEMENT-A  | 0   | 0   | 0  | 0  | 1.00     | UT | 6,400.00 | 6,400.00       | 100       | 0       | 0           | 3   | 100    | 6,400           |       |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0  | 0  | 3,680.00 | UT | 1.85     | 1.85           | 100       | 2008    | 2008        | 3   | 100    | 6,808           |       |
| 4              | 0262       | PRCH, FOP   | 0   | 0   | 12 | 12 | 144.00   | UT | 10.00    | 10.00          | 100       | 2008    | 2008        | 3   | 100    | 1,440           |       |
| 5              | 0119       | MASONRY WA  | 0   | 0   | 30 | 5  | 150.00   | UT | 6.50     | 6.50           | 100       | 2008    | 2008        | 3   | 100    | 975             |       |
| 6              | 0258       | PATIO       | 0   | 0   | 0  | 0  | 1,260.00 | UT | 3.50     | 3.50           | 100       | 2008    | 2008        | 3   | 100    | 4,410           |       |
| 7              | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0  | 1.00     | UT | 500.00   | 500.00         | 100       | 2026    | 2025        | 100 |        | 500             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 20,703      |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 1700     | C   | 1STORY OFF           | 0   |     | *CG      | 127.00 | 195.00 | 24,844.00   | SF        |     | 1.00      | 1.00   | 0.75    | 2.75       | 2.06           | 51,241     |                             |      |         |      |     |    |        |
| 2                | 0000     | C   | VAC RES              | 0   |     | *RMF     | 150.00 | 90.00  | 17,420.40   | SF        |     | 1.00      | 1.00   | 0.75    | 0.95       | 0.71           | 12,412     |                             |      |         |      |     |    |        |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W49 S4 CAN= W6 S10 E6 N10\$ S14 CAN= W4 S38 E4 N38\$ S42 FEP= W9 S1 CAN= W12 S13 E12 N13\$ S14 E9 N15\$ S61 E4 CAN= S6 E6 N6 W6\$ E11 CAN= S6 E6 N6 W6\$ E10 CAN= S6 E6 N6 W6\$ E10 CAN= S4 E6 N4 W6\$ E14 N121\$ . |  |  |  |  |  |  |  |  |  |  |  |  |  |

E DIV: COMM INTERS S R/W DUVAL S  
COLBURN ST, S 212.25 FT FOR POB,  
FT, E 95 FT, N 150.0 FT TO POB

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

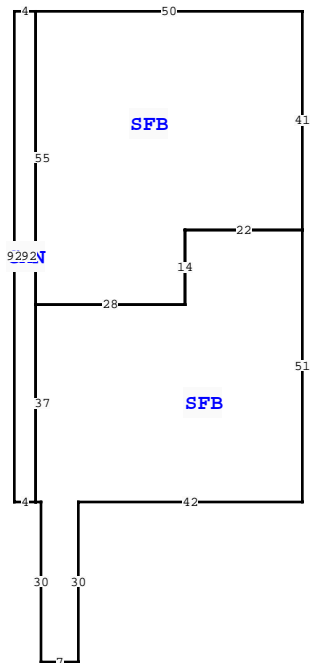
2026

33-3S-17-13069-000



| BUILDING CHARACTERISTICS |    | CONSTRUCTION   |          |
|--------------------------|----|----------------|----------|
| ELEMENT                  | CD | DESCRIPTION    | QUANTITY |
| Exterior Wall            | 17 | MSNRY STUC 100 | 4900     |
| Roof Structur            | 09 | RIDGE FRME 100 | 04       |
| Roof Cover               | 04 | BUILT-UP 100   | 3,958    |
| Interior Wall            | 05 | DRYWALL 100    | 96.8200  |
| Interior Floo            | 04 | C ABOVE GD 50  | 71.65    |
| Interior Floo            | 07 | CORK/VTILE 50  | 283,591  |
| Ceiling                  | 03 | PART.FIN. 100  | 2008     |
| Air Condition            | 06 | ENG CENTRL 100 | 2008     |
| Heating Type             | 09 | ENG F AIR 100  | 0        |
| Fixtures                 |    | 10 100         | 0        |
| Frame                    | 03 | MASONRY 100    | 0        |
| Story Height             |    | 12 100         | 0        |
| RMS                      |    | 0 100          | 1        |
| Stories                  |    | 1. 100         | 0        |
| Units                    |    | 0 100          |          |

| MARKET ADJUSTMENTS |            |           |                   |                |                |     |     |      |      |      |        |  |  |  |
|--------------------|------------|-----------|-------------------|----------------|----------------|-----|-----|------|------|------|--------|--|--|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |  |  |  |
| 2                  | OFFICE LOW | 0%        | - 0               |                |                |     |     |      |      |      |        |  |  |  |
|                    |            |           | Heated Area: 4810 |                |                |     |     |      |      |      |        |  |  |  |
|                    |            |           | HX Base Yr        |                |                |     |     |      |      |      |        |  |  |  |



134 SE COLBURN AVE, LAKE CITY

| COLUMBIA COUNTY PROPERTY  |           | PAGE 2 of 2 | 1       |
|---------------------------|-----------|-------------|---------|
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 1              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 430,592 |
| TOTAL MARKET OB/XF VALUE  |           |             | 20,703  |
| TOTAL LAND VALUE - MARKET |           |             | 63,653  |
| TOTAL MARKET VALUE        |           |             | 514,948 |
| SOH/AGL Deduction         |           |             | 0       |
| ASSESSED VALUE            |           |             | 514,948 |
| TOTAL EXEMPTION VALUE     |           |             | 0       |
| BASE TAXABLE VALUE        |           |             | 514,948 |
| TOTAL JUST VALUE          |           |             | 514,948 |
| NCON VALUE                |           |             | 500     |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 515,460 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |           |       |        |            |
|--------------------------------|-----------|-----------|-----------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U / I / | 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   |           |           |           |       |        |            |
| 1293/1291                      | 4/22/2015 | QC        | U         | I     | 11     | 100        |
| GRANTOR: PATRICA A BORIS (INDI |           |           |           |       |        |            |
| GRANTEE: STAFFORD L SCAFF JR   |           |           |           |       |        |            |

| BLD DATE |  | LGL DATE  | 05/12/2026 | MLU |
|----------|--|-----------|------------|-----|
| XF DATE  |  | LAND DATE |            |     |
| INC DATE |  | AG DATE   |            |     |

**BUILDING NOTES**  
SFB= N30 E42 N51 SFB= N41 W50 CAN= W4 S92E4 N92S S55 E28 N14 E22S W22 S14 W28 S37 E1 S30 E7S.

| EXTRA FEATURES |            | TOTAL OB/XF |         |   |   |       |    |       |                |           |         |             |   | 0      |                 |       |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 0       |      |     |    |        |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |