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

2027

33-3S-17-13069-000

BUILDING CHARACTERISTICS

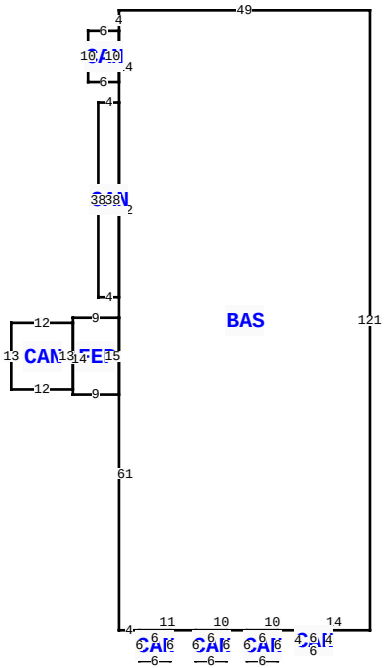
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,929	100		5,929	189,758
CAN	24	30		7	224
CAN	36	30		11	352
CAN	36	30		11	352
CAN	36	30		11	352
CAN	60	30		18	576
CAN	152	30		46	1,472
CAN	156	30		47	1,504
FEP	135	80		108	3,457
TOTALS	6,564			6,188	198,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	6,188	86.4964	64.01	396,094	1950	1970	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 5929 HX Base Yr



134 SE COLBURN AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

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	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,948

BLDG:1:1: S&S MAIN OFFICE

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						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 20,703

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.97 Total Land Value: 63,653 Market: 0 Agricultural: 0 Common: 63,653 PRINTED 11/16/2026 BY SYS

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

2027

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BUILDING CHARACTERISTICS

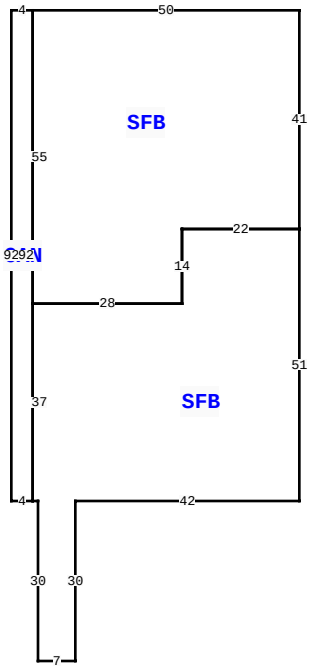
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Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 50
Interior Floo	07	CORK/VTILE 50
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	368	30		110	6,463
SFB	2,368	80		1,894	111,278
SFB	2,442	80		1,954	114,803
TOTALS	5,178			3,958	232,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,958	96.8200	71.65	283,591	2008	2008	0	0	0	18.00	82.00

2 OFFICE LOW 0% - 0 Heated Area: 4810 HX Base Yr



134 SE COLBURN AVE, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL JUST VALUE	514,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	514,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BUILDING NOTES

BUILDING DIMENSIONS

SFB= N30 E42 N51 SFB= N41 W50 CAN= W4 S92E4 N92$ S55 E28 N14 E22$ W22 S14 W28 S37 E1 S30 E7$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.97 Total Land Value: 63,653 Market: 0 Agricultural: 0 Common: 63,653 PRINTED 11/16/2026 BY SYS