

COMM SW COR OF NW1/4, RUN N
321.20 FT TO N R/W US-90, RUN
SE ALONG R/W 19.47 FT TO ITS

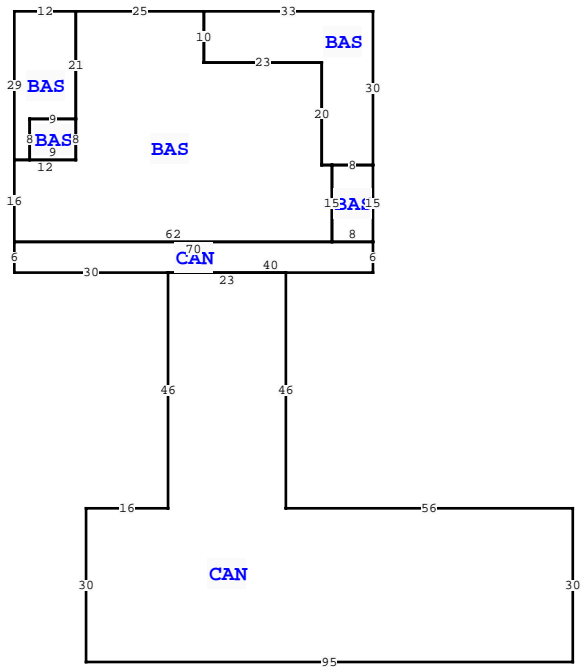
SOUTHWEST GEORGIA OIL CO INC
PO BOX 1510
BAINBRIDGE, GA 39818

2026

34-3S-16-02461-001

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	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	6	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	34316.600	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	72	100	
BAS	120	100	
BAS	276	100	
BAS	530	100	
BAS	2,152	100	
CAN	420	30	
CAN	3,908	30	
TOTALS	7,478		4,448 231,386

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	NBHD CONVE	0%	- 0									
					Heated Area: 3150			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		231,386	
TOTAL MARKET OB/XF VALUE		16,061	
TOTAL LAND VALUE - MARKET		587,947	
TOTAL MARKET VALUE		835,394	
SOH/AGL Deduction		0	
ASSESSED VALUE		835,394	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		835,394	
TOTAL JUST VALUE		835,394	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		810,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10081	COMMERCIAL	725	08/16/1995

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						
0784/0685	12/15/1993	WD	Q	V		175,000
GRANTOR: FRANK BELL						
GRANTEE: LESTER SCAFF						

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	5,504.00	UT	1.05	1.05	100	1996	1996	3	100	5,779	
2	0260	PAVEMENT-A	0	0	0	14,892.00	UT	0.63	0.63	100	1996	1996	3	100	9,382	
3	0164	CONC BIN	0	0	12	120.00	UT	7.50	7.50	100	2001	2001	3	100	900	

4741 W US HIGHWAY 90 , LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/11/2026 MLU

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W25 BAS= W12 S29 E3 N8 E9 N21\$ S21 BAS= W9 S8 E9 N8\$S8
W12 S16 CAN= S6 E30 CAN= S46 W16 S30 E95 N30 W56 N46 W23\$ E40
N6 W70\$ E62 BAS= E8 N15 W8 S15\$ N15 BAS= E8 N30 W33 S10 E23
S20 E2\$ W2 N20 W23N10\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	46,478.00	SF		1.00	1.00	1.15	11.00	12.65	587,947								