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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

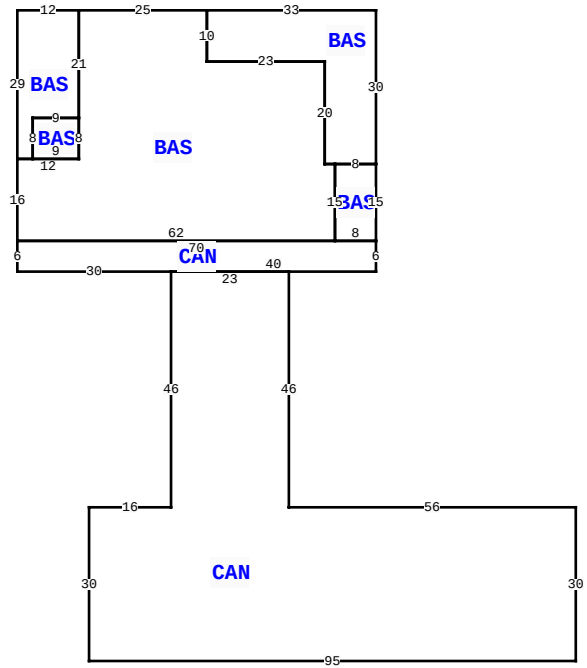
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	3,943
BAS	120	100		120	6,571
BAS	276	100		276	15,113
BAS	530	100		530	29,021
BAS	2,152	100		2,152	117,839
CAN	420	30		126	6,900
CAN	3,908	30		1,172	64,176
TOTALS	7,478			4,448	243,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,448	118.0133	94.41	419,936	1996	1996	0	0	0	42.00	58.00

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



4741 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	243,563
TOTAL MARKET OB/XF VALUE	16,061
TOTAL LAND VALUE - MARKET	557,736
TOTAL MARKET VALUE	817,360
SOH/AGL Deduction	0
ASSESSED VALUE	817,360
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	817,360
TOTAL JUST VALUE	817,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	810,012

LAND:1:1: CORNER INFLUENCE

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						

BUILDING NOTES

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$.

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	5,504.00	UT	1.05	1.05	100	1996	1996	3	100	5,779	
2	0260	PAVEMENT-A	0	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	10	120.00	UT	7.50	7.50	100	2001	2001	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 16,061

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	46,478.00	SF		1.00	1.00	1.20	10.00	12.00	557,736							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.07 Total Land Value: 557,736 Market: 0 Agricultural: 0 Common: 557,736 PRINTED 05/05/2026 BY SYS