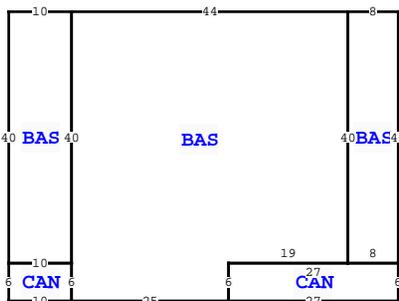
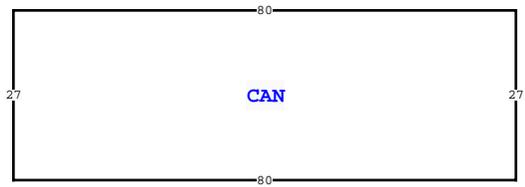




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	6	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	04	04 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	3,345	119.7082	95.77	320,351	1976	1976	0	0	50.00	50.00	

1 NBHD CONVE 0% - 0 Heated Area: 2630 HX Base Yr



Quality	05	05			
DOR CODE	1126	CONV STORE/GAS			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	15,323
BAS	400	100		400	19,154
BAS	1,910	100		1,910	91,461
CAN	60	30		18	862
CAN	162	30		49	2,347
CAN	2,160	30		648	31,030
TOTALS	5,012			3,345	160,176

4243 W US HIGHWAY 90 , LAKE CITY

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

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	0260	PAVEMENT-A	0	0	0	0	10,000.00	UT	1.10	1.10	100	2005	2005	3	100	11,000	
2	0166	CONC,PAVMT	0	0	0	0	3,275.00	UT	2.00	2.00	100	2005	2005	3	100	6,550	
3	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

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		CG	0.00	0.00	25,658.00	SF		1.00	1.00	1.00	10.00	10.00	256,580							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		199,800	
TOTAL MARKET OB/XF VALUE		17,650	
TOTAL LAND VALUE - MARKET		256,580	
TOTAL MARKET VALUE		474,030	
SOH/AGL Deduction		0	
ASSESSED VALUE		474,030	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		474,030	
TOTAL JUST VALUE		474,030	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,117	
BLDG:1:1: S & S #9			
LAND:1:1: CORNER INFLUENCE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052458	Remodel	71,882	02/28/2025
000046697	Electrical Servic	150	03/09/2023
22985	REMODEL	215	04/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/2074	4/28/2015	WD U	I	I	43	19,812,600

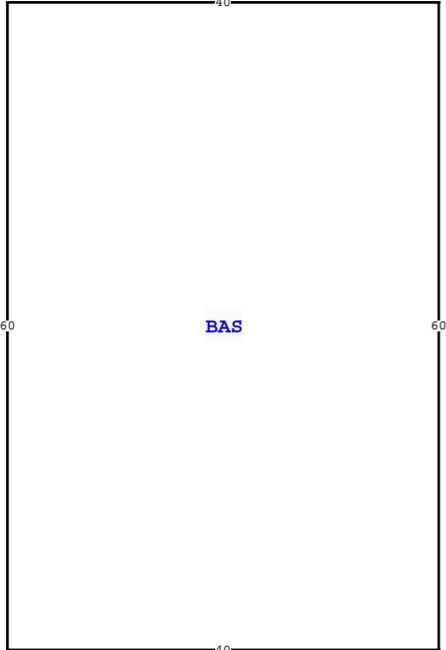
GRANTOR: STAFFORD L SCAFF JR  
GRANTEE: SOUTHWEST GEORGIA O

**BUILDING NOTES**

BUILDING DIMENSIONS	
BAS= W44 BAS= W10 S40 E10 N40\$ S40 CAN= W10 S6 E10 N6\$ S6 E25	
CAN= E27 N6 W27 S6\$ N6 E19 BAS= E8 N40 W8 S40\$ N40\$ PTR=N30	
CAN= N27 W80 S27 E80\$ S30\$.	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		2	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,400	100	
TOTALS	2,400		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8400	06	2,400	82.5552	33.02	79,248	1982	1982	0	0	50.00	50.00		
2 WAREH STOR 0% - 0 Heated Area: 2400 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			199,800
TOTAL MARKET OB/XF VALUE			17,650
TOTAL LAND VALUE - MARKET			256,580
TOTAL MARKET VALUE			474,030
SOH/AGL Deduction			0
ASSESSED VALUE			474,030
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			474,030
TOTAL JUST VALUE			474,030
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			453,117

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						

EXTRA FEATURES		4243 W US HIGHWAY 90 , LAKE CITY														
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

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S60 E40 N60\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV