

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		14	100
Frame	03	MASONRY	100
Story Height		12	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	34317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	266	100	
BAS	3,424	100	
CAN	5,798	30	
UST	50	40	2026
TOTALS	9,538		

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: 3690	
TOTALS	9,538		5,449	263,214									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			263,214
TOTAL MARKET OB/XF VALUE			37,934
TOTAL LAND VALUE - MARKET			137,160
TOTAL MARKET VALUE			438,308
SOH/AGL Deduction			0
ASSESSED VALUE			438,308
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			438,308
TOTAL JUST VALUE			438,308
NCON VALUE			3,351
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			417,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052071	Electrical Servic	1,526	01/15/2025
30231	MAINT/ALTR	100	06/18/2012
27606	MAINT/ALTR	210	01/30/2009

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																	
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	0253	LIGHTING	0	0	0	0	8.00	UT	300.00	300.00	100	0	0	3	100	2,400	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,602	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	24,048	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
5	0130	CLFENCE 5	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
6	0164	CONC BIN	0	0	11	12	132.00	UT	12.00	12.00	100	2026	2025		100	1,584	

BUILDING NOTES			

BUILDING DIMENSIONS			
CAN=[ORIG=32,46] S60 W47 S30 E125 N30 W46 N64 W32 S4 \$			
BAS=[ORIG=0,0] S46 E32 N4 E32 S4 E19 N46 W16 S19 W14 N19 W53 \$			
BAS=[ORIG=67,0] W14 S19 E14 N19 \$			
UST=[YR=2026;ORIG=67,0] W5 N10 E5 S10 \$			

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			0.00	0.00	91,440.00	SF		1.00	1.00	1.00	1.50	1.50	137,160							