COMM AT SE COR OF SEC, RUN N
48.13 FT TO NE R/W LINE OF
SR-100, RUN NW ALONG R/W LINE

SOUTHWEST GEORGIA OIL COMPANY INC
P O BOX 1510
BAINBRIDGE, GA 39818

**2027**

**34-3S-17-06948-001**

## BUILDING CHARACTERISTICS

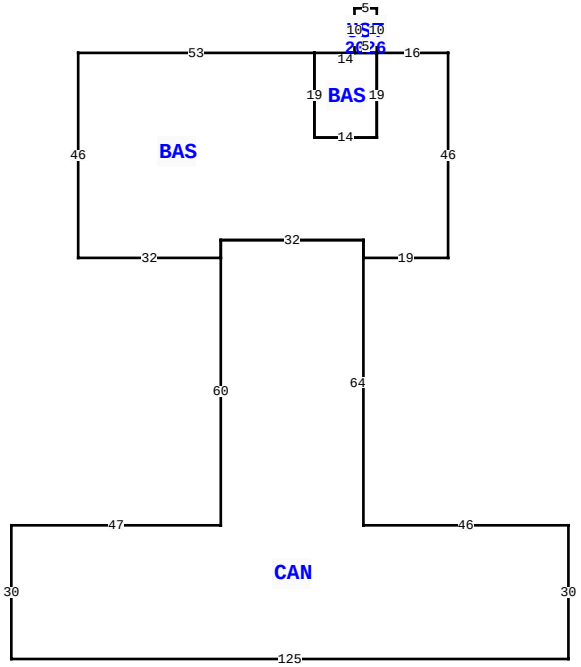
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 70 |
| Exterior Wall | 28 | GLASS THRM 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 06 | ENG 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 266 | 100 | | 266 | 12,849 |
| BAS | 3,424 | 100 | | 3,424 | 165,397 |
| CAN | 5,798 | 30 | | 1,739 | 84,003 |
| UST | 50 | 40 | 2026 | 20 | 966 |
| TOTALS | 9,538 | | | 5,449 | 263,214 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4300 | 04 | 5,449 | 127.1226 | 96.61 | 526,428 | 1992 | 1992 | 0 | 0 | 0 | 50.00 | 50.00 |

1 NBHD CONVE 0% - 0 Heated Area: 3690 HX Base Yr




2398 SE BAYA DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| 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 | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 438,308 |

BLDG:1:1: S&S #14

| 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

### 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 37,934

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

REVIEW DATE 04/08/2026 BY JB Total Acres: 2.10 Total Land Value: 137,160 Market: 0 Agricultural: 0 Common: 137,160 PRINTED 11/16/2026 BY SYS