

BEG 915 FT E OF NW COR OF SW1/4
 13 FT, N APPROX 210 FT, E 148.4
 143.42 FT, E 113.10 FT TO W R/W

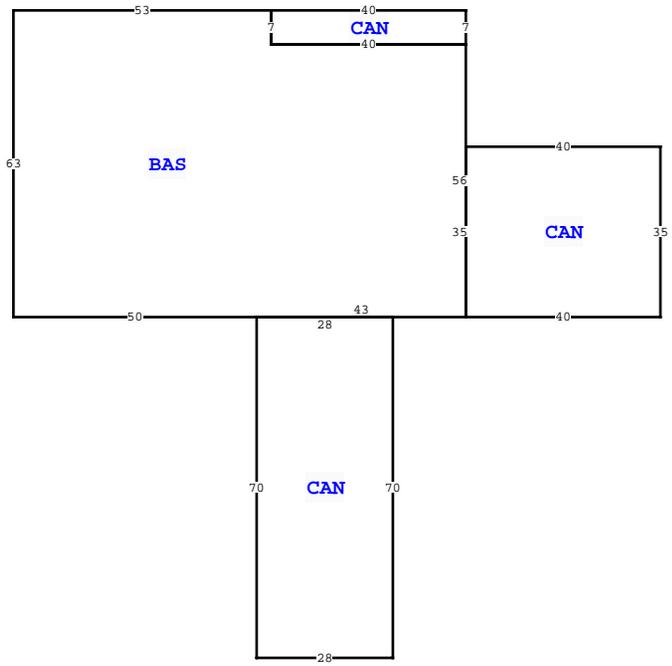
SOUTHWEST GEORGIA OIL COMPANY INC
 PO BOX 1510
 BAINBRIDGE, GA 39818

2026

34-3S-17-06950-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Plumbing	2	100	
Frame	05	STEEL	100
Story Height	16	100	
RMS	0	100	
Stories	0	100	
Units	0	100	
Condition Adj	03	03	100
Quality	01	01	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,579	100	
CAN	280	30	
CAN	1,400	30	
CAN	1,960	30	
TOTALS	9,219		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	WAREH STOR	0%	- 2026									
Heated Area: 5579 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			148,742
TOTAL MARKET OB/XF VALUE			10,942
TOTAL LAND VALUE - MARKET			146,540
TOTAL MARKET VALUE			306,224
SOH/AGL Deduction			0
ASSESSED VALUE			306,224
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,224
TOTAL JUST VALUE			306,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,474
BLDG:3:1: HOUSE NEVER BEEN ON TAX ROLL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2522	8/26/2025	WD	U	I	37	489,000
GRANTOR: RINE MARVIN NEAL						
GRANTEE: SOUTHWEST GEORGIA O						
1364/0513	5/21/2018	WD	U	I	30	100
GRANTOR: JAMES C RINE						
GRANTEE: MARVIN NEAL RINE						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	0	24	53	1.00	UT	0.00	0.00	100	0
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	0
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0
5	0252	LEAN-TO W/	0	0	24	53	2.00	UT	1,000.00	1,000.00	100	2008
6	0255	MBL HOME S	0	0	12	44	1.00	UT	1,000.00	1,000.00	50	1993
7	0070	CARPORT UF	0	0	17	13	221.00	UT	2.00	2.00	100	2008
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012

TOTAL OB/XF												
10,942												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	4800	C	WAREHOUSE	0			0.00	0.00	8.62	AC	1.00	1.00

BUILDING NOTES						
BLDG:3:1: HOUSE NEVER BEEN ON TAX ROLL						

BUILDING DIMENSIONS						
CAN= N7 W40 S7 E40\$ BAS= W40 N7 W53 S63 E50 CAN= S70 E28 N70W28\$ E43 CAN= N35 E40 S35 W40\$ N56\$.						

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	4800	C	WAREHOUSE	0			0.00	0.00	8.62	AC	1.00	1.00	1.00	17,000.00	17,000.00	146,540									

BEG 915 FT E OF NW COR OF SW1/4
 13 FT, N APPROX 210 FT, E 148.4
 143.42 FT, E 113.10 FT TO W R/W

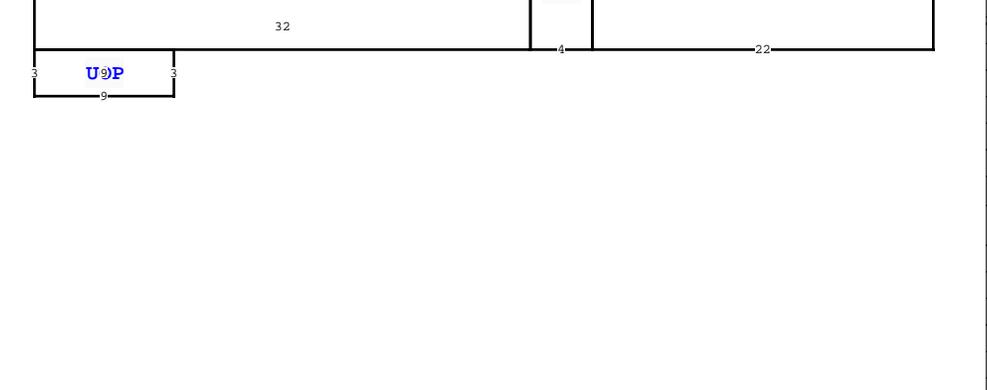
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Fixtures	2	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	2	100
Stories	0	100
Units	0	100
Condition Adj	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	907	43.5708	33.11	30,031	1955	1955	0	0	50.00	50.00



QUALITY	CD	CONSTRUCTION			
Quality	01	01			
DOR CODE	4800	WAREHOUSE/DISTRB			
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	768	100		768	12,714
UCP	528	20		106	1,755
UOP	16	20		3	50
UOP	27	20		5	83
UOP	32	20		6	100
UST	48	40		19	315
TOTALS	1,419			907	15,016

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		148,742	
TOTAL MARKET OB/XF VALUE		10,942	
TOTAL LAND VALUE - MARKET		146,540	
TOTAL MARKET VALUE		306,224	
SOH/AGL Deduction		0	
ASSESSED VALUE		306,224	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		306,224	
TOTAL JUST VALUE		306,224	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,474	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2522	8/26/2025	WD	U	I	37	489,000
GRANTOR: RINE MARVIN NEAL						
GRANTEE: SOUTHWEST GEORGIA O						
1364/0513	5/21/2018	WD	U	I	30	100
GRANTOR: JAMES C RINE						
GRANTEE: MARVIN NEAL RINE						

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

EXTRA FEATURES			TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	TOT LND UTS	UNIT TYPE	DPTH FACT	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 S24 UOP= S3 E9 N3 W9\$ E32 UOP= E4 N8 W4 S8 \$ N24\$ UOP= S4 UST= S12 E4 N12 W4\$ E4 N4 UCP= S24 E22 N24 W22\$ W4\$.	

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

BEG 915 FT E OF NW COR OF SW1/4
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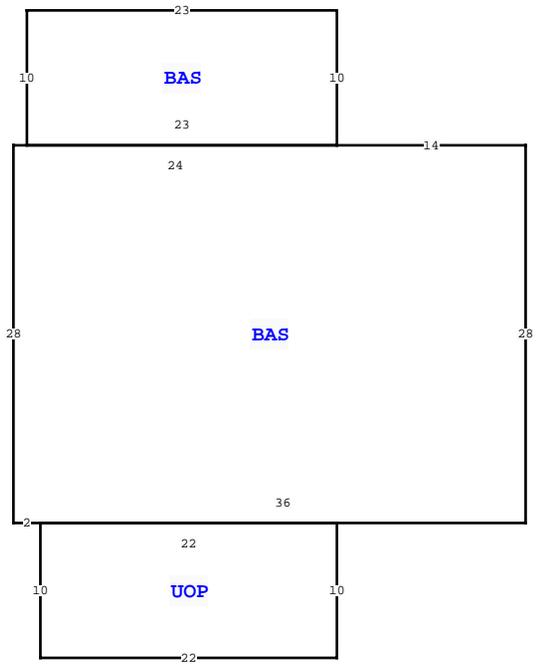
2026

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ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	01	NONE	100
Story Height		8	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	230	100	
BAS	1,064	100	
UOP	220	20	
TOTALS	1,514		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	1,338	64.2600	48.84	65,348	1940	1940	0	0	50.00	50.00		
3 OFFICE LOW 0% - 2026 Heated Area: 1294 HX Base Yr													



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
137 SE VET LOOP, LAKE CITY																

TOTAL OB/XF													
0													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

TOTAL OB/XF																								
0																								

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GRANTEE: SOUTHWEST GEORGIA O						
1364/0513	5/21/2018	WD U	U	I	30	100
GRANTOR: JAMES C RINE						
GRANTEE: MARVIN NEAL RINE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W14 BAS= N10 W23 S10 E23\$ W24 S28 E2 UOP= S10 E22 N10 W22\$ E36 N28\$.													

