COMM NW COR OF SW1/4 OF NW1/4,
RUN S 45.58 FT TO S R/W OF SW
COREY PL, RUN E ALONG ARC OF

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

2022

30-4S-17-08894-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

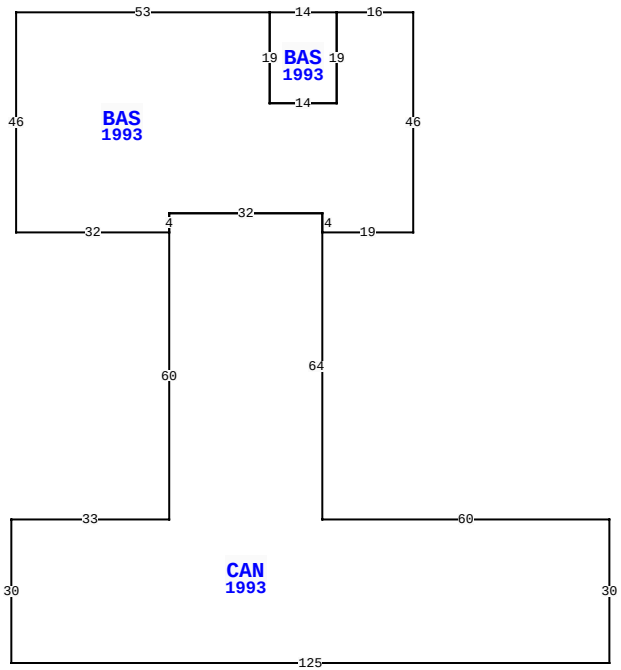
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story 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	30417.00	1.10

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100	266	9,930
BAS	3,424	100	3,424	127,814
CAN	5,798	30	1,739	64,915
TOTALS	9,488		5,429	202,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	5,429	96.7164	64.36	349,410	1992	1992	0	0	0	42.00	58.00

1 NBHD CONVE – 0% - 0 HX Base Yr



4046 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	202,658
TOTAL MARKET OB/XF VALUE	23,744
TOTAL LAND VALUE - MARKET	183,279
TOTAL MARKET VALUE	409,681
SOH/AGL Deduction	0
ASSESSED VALUE	409,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,681
TOTAL JUST VALUE	409,681
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,669

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						
0705/0353	12/20/1989	WD	Q	V		142,000
GRANTOR: REYNOLDS						
GRANTEE: SCAFF LESTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=1993] W14 S19 E14 N19$ S19 W14 N19 W53 S46 E32 CAN=[YR=1993] S60 W33 S30 E125 N30 W60N64 W32 S4$ N4 E32 S4 E19 N46$.

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	12	160	1,920.00	UT	1.70	1.70	100	0	0	3	100	3,264	
2	0166	CONC,PAVMT	0	0	69	40	2,760.00	UT	1.70	1.70	100	0	0	3	100	4,692	
3	0260	PAVEMENT-A	0	0	60	370	22,200.00	UT	0.54	0.54	100	0	0	3	100	11,988	
4	0253	LIGHTING	0	0	0	0	10.00	UT	300.00	300.00	100	0	0	3	100	3,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 23,744

LN	USE CODE	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	CONV STORE	0		CI	0.00	0.00	66,646.80	SF		1.00	1.00	1.10	2.50	2.75	183,279							

REVIEW DATE 07/06/2017 BY DFRP Total Acres: 1.53 Total Land Value: 183,279 Market: 0 Agricultural: 0 Common: 183,279 PRINTED 01/20/2022