

Go Bid
NOW!

Property Information

*Lake Front Home Located in
Jennings, Florida*

*Final Contract to Include a
10% Buyer's Premium*

Online Only Auction



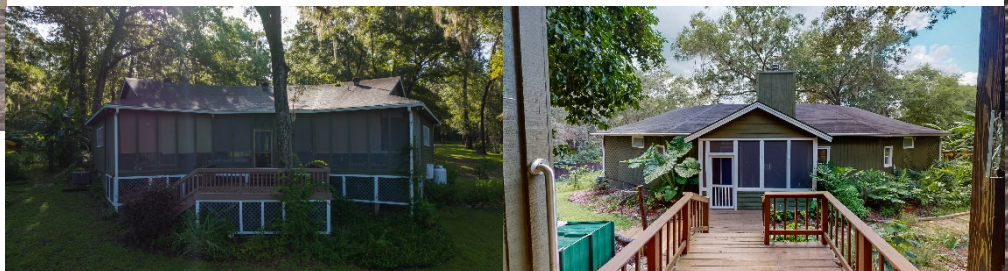
**519 Northwest 20th Lane (NW Kingsley LN)
Jennings, Florida 32053
Thursday, September 8, 2022, at 2:00 pm**



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)890-2437

www.WeeksAuctionGroup.com



Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this Lake Front Home overlooking Lake Alcyone in Jennings, Florida.

This two bedroom two bath Lakefront home containing approximately 1,565 sq. ft. sits on a large 1.28 acre lot overlooking Lake Alcyone with dock access to the lake. Many recent upgrades have been added to the home including new kitchen appliances and kitchen flooring, bathroom remodels, recently replaced HVAC and septic system, and a newly rebuilt dock. The home has hardwood floors throughout. Both bedrooms have their own bathrooms for added privacy. The living room has sliding door access to the screened in back porch that overlooks the lake. Includes 2-car carport with storage and an additional outbuilding with shop and greenhouse space.

Bidding for this property will open on August 25, 2022, at 10:00 am eastern time and continue to September 8, 2022. Bidding will begin closing at 2:00 pm eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.

Tucker Sowell
Auction Coordinator



Auction Date and Time: Thursday, September 8, 2022, at 2:00 pm

Open House Dates and Times: Saturday, September 3, 2022, 9:00 am – 12:00 pm
Wednesday, September 7, 2022, 3:00 pm – 6:00 pm

For More Information Contact: Tucker Sowell
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 403-4127 – Cell
Tucker@BidWeeks.com

Property Information

Property Address: 519 Northwest 20th Lane (NW Kingsley Lane), Jennings, Florida 32053

Auction Date: Thursday, September 8, 2022, at 2:00 pm

Property Size: 1.28 +/- Acres

Assessor's Parcel Numbers: Hamilton - 5026-000

Tax Bill Amount: \$1692.36

Driving Directions: From I-75 take exit 5 for Lake Park, Georgia and proceed West approximately 3/4th of a mile and turn left onto Loch Laurel Road. Head South approximately 4.5 miles and turn left on NW 5th Street. After 1000 ft turn left onto NW 20th Lane and go another ¼ Mile. Property will be on the left. ***Watch for Auction Signs!***

Important Selling Features:

- 1,565 +/- Heated Sq. ft. on 1.28n+/- acres
- Lake access with newly rebuilt dock
- All rooms have views of the lake with access to the screened in porch
- Many recent updates to the home
- New Appliances
- New Septic System
- New Central Air Conditioning
- Large Carport with Utility Room
- Additional Shop outbuilding

Aerial Map



Floor Plan



Tax Card Parcel – Page 1 5026-000

7/12/22, 3:59 PM

Beacon - Hamilton County, FL - Report: 5026-000

 Hamilton County, FL

Parcel Summary

Parcel ID 5026-000
 Location Address 519 NW KINGSLEY LN
 JENNINGS 32053
 Brief Tax Description GA FCT 3N 11E 6-17 LDT 17 LAKE ALCYONE ESTATES AS RECORDED [N PLAT BOOK 2 FOL] O 25A-26 ORB 537-108 ORB 636-248 ORB 828-394
 (Note: Not to be used on legal documents.)
 Property Use Code S[SINGLE FAM]LY [D100]
 Sec/Twp/Rng 202-3N-11E
 Tax District Hamilton County (4)
 Millage Rate 16.3625
 Acreage 1.28
 Homestead Y

[View Map](#)

Map



Owner Information

Primary Owner
 GLOSHEN CHARLES LAND
 WETHERINGTON CAROL B
 519 NW KINGSLEY LN
 JENNINGS, FL 32053

Property Record Cards

[2021 \(PDF\)](#)

TRIM Notices

[2021 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
000133 - SFR LAKE	1	LT	0	0

Building Information

Type	SINGLE FAM	Heat	AIR DUCTED
Total Area	3,200	Air Conditioning	CENTRAL
Heated Area	1,565	Bathrooms	2
Exterior Walls	CEDAR	Bedrooms	2
Roof Cover	COMP SHINGL	Stories	1
Interior Walls	DRYWALL	Actual Year Built	1987
Frame Type	WOOD FRAME	Effective Year Built	1987
Floor Cover	PINE GOOD		

Tax Card Parcel – Page 2 5026-000

7/12/22, 3:59 PM

Beacon - Hamilton County, FL - Report: 5026-000

Extra Features

Code	Description	Length x Width	Area	Year Built
0890	FIREPLACES	0 x 0 x	1	1987
0130	U-3 AVGUNF	12 x 16 x	192	1993
0190	U-5 AVG	6 x 16 x	96	1993
0195	U-5 AVG F	6 x 16 x	96	1993
1600	BOAT DOCK	0 x 0 x	352	0
1150	W/F DECK	0 x 0 x	192	0
0130	U-3 AVGUNF	6 x 22 x	132	0
0190	U-5 AVG	22 x 22 x	484	0

Valuation

	2021 Certified	2020 Certified	2019 Certified	2018 Certified	2017 Certified
Building Value	\$122,330	\$106,028	\$97,074	\$88,355	\$84,691
Extra Features Value	\$11,373	\$10,342	\$9,417	\$8,572	\$6,860
Land Value	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Land Agricultural Value	\$0	\$0	\$0	\$0	\$0
Agricultural (Market) Value	\$0	\$0	\$0	\$0	\$0
Just (Market) Value	\$163,703	\$146,370	\$136,491	\$126,927	\$121,551
Assessed Value	\$148,419	\$146,370	\$125,670	\$123,327	\$120,790
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$98,419	\$96,370	\$75,670	\$73,327	\$70,790
Maximum Save Our Homes Portability	\$15,284	\$0	\$10,821	\$3,600	\$761

Just (Market) Value description • This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Reason	Vacant/Improved	Grantor	Grantee
N	1/18/2019	\$192,000	WD	828/2324	Qualified	QUAL/DEED EXAMINATION	Improved	HARLEY ANN	GLOSHEN CHARLES L & WETHERINGTON CAROL B
N	1/23/2007	\$100	QC	636/248	Unqualified	QUAL/DEED EXAMINATION	Improved	SELPH PAUL G & ANN	HARLEY ANN FKA ANN SELPH

Tax Collector

[Click here to view the Tax Collector website.](#)

No data available for the following modules: Photos, Sketches, Sketches (APEX).

Hamilton County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Unload: 7/12/2022, 4:34:17 AM

Developed by


Version 2.3.206

Tax Map Parcel
5026-000

qPublic.net™ Hamilton County, FL



Parcel ID	5026-000	Alternate ID	5026000	Owner Address	GLOSHEN CHARLES L AND
Sec/Twp/Rng	202-3N-11E	Class	SINGLE FAMILY		WETHERINGTON CAROL B
Property Address	519 NW KINGSLEY LN	Acreage	1.28		519 NW KINGSLEY LN
	JENNINGS				JENNINGS, FL 32053
District	4				
Brief Tax Description	GA FCT 3N 11E 6-17				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/12/2022
 Last Data Uploaded: 7/12/2022 4:34:17 AM

Developed by  Schneider
 GEOSPATIAL

Property Tax Bill 2021

8/1/22, 9:37 AM

Mary Sue Adams - Hamilton County Tax Collector

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 1038500 2021

R 5026-000

REAL ESTATE TAX/NOTICE RECEIPT FOR HAMILTON COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.01000000	\$984.19
SCHOOL-RLI	.00352300	\$434.81
SCHOOL-DISC	.00249800	\$308.30
SUWAN RIV WATER	.00036150	\$35.58
TOTAL AD-VALOREM:		\$1,762.88

**GLOSHEN CHARLES L AND
WETHERINGTON CAROL B
519 NW KINGSLEY LN
JENNINGS , FL 32053**

1,280 ACRES
GA FCT 3N 11E 6-17 LOT 17
LAKE ALCYONE ESTATES AS RECORD
ED IN PLAT BOOK 2 FOLIO 25A-26
ORB 537-108 ORB 636-248

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

COMBINED TAXES & ASMTS: \$1,762.88

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions: HX-\$25,000.00 HB-\$25,000.00

**Property Address:
519 NW KINGSLEY LN JENNINGS 32053**

FAIR MKT VALUE	\$163,703.00	DIST	4
ASSESS	\$148,419.00	EXEMPT VALUE	\$50,000.00
TAXABLE VALUE	\$98,419.00		

**** PAID ****

Last Payment: 11/18/2021 **Receipt Number:** 4083

Amount Collected: \$1,692.36 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
5026000	R	2021	\$1,762.88	\$0.00	11/18/2021	\$1,692.36	\$0.00
5026000	R	2020	\$1,743.44	\$0.00	11/19/2020	\$1,673.70	\$0.00
5026000	R	2019	\$1,413.53	\$0.00	11/25/2019	\$1,356.99	\$0.00
5026000	R	2018	\$1,394.86	\$0.00	11/26/2018	\$1,339.07	\$0.00
5026000	R	2017	\$1,388.83	\$0.00	11/27/2017	\$1,333.28	\$0.00
5026000	R	2016	\$1,372.19	\$0.00	11/22/2016	\$1,317.30	\$0.00
5026000	R	2015	\$1,410.32	\$0.00	11/24/2015	\$1,353.91	\$0.00
5026000	R	2014	\$1,422.92	\$0.00	11/25/2014	\$1,366.00	\$0.00

Legal Description

Tax Parcel Number: 5026-000

Property Description: 519 Northwest 20th Lane, Jennings Florida 32053

Lot 17, Lake Alcyone Estates Subdivision, according to the map or plat thereof, as recorded in Plat Book 2, Page(s) 25 and 25-A, of the Public Records of Hamilton County, Florida.

Excepted However, from this conveyance is a strip of land five (5) feet in width and running the entire length of the property line of said lot which is nearest to and approximately parallels the outer rim of Lake Alcyone.

Go Bid Now!



www.WeeksAuctionGroup.com