

Property Information Package

**Great Real Estate Assets Located in Lee, Dougherty
and Worth Counties
Multiple Properties, Albany, Georgia**

**Online Only Auction
Bidding Ends November 28, 2018**



www.WeeksAuctionGroup.com

Final Contract to Include a 10% Buyer's Premium

If you are the market for real estate in the Albany, Georgia market, look no further. 29.40 +/- acre Lee County, tract located on the Muckalee Creek with abundant amount of timber is being offered at online only auction. You will also find great commercial lots on Westover Blvd., Mock Road, and Lexington Drive. Also, included in this auction are residential lots located at Lexington Drive and Fleming Road. Browse and bid on all these investor owned properties selling at online-auction.

Auction Date and Time: November 28, 2018 2:00 P.M.

Open House Dates and Times: Drive by at any time or contact
Cameron Morris (229) 881-7643



For More Information Contact: Cameron Morris
Weeks Auction Group, Inc
(229)881-7643
Cameron@BidWeeks.com

Property List

203 Creekview: 29.40+/- Acres Zoned Agricultural, located on the Muckalee Creek in Lee County. Property address in 203 Creekview Drive. This property has an abundant amount of merchantable timber with a cruise valued at \$38,000 +/- . Offered Divided & As A Whole.

1440 S. Mock Road: 2.57 +/- Acre Lot - Zoned Commercial. Great business location. Very close to the Marine Corps Logistics Base

3354, 3434 and 3438 Fleming Road: (3) Large 1.5+/- Acre Homesites located at 3354, 3434, & 3438 Fleming Road are directly across the street from the Marine Corps Logistics Base in Albany, GA. Located in Dougherty County.

105 Lexington Drive: 0.3 +/- Acre Lot – Zoned Commercial. Right behind a gas station off Sylvester Highway in East Albany.

310 Tanglewood Drive: 4.62+/- Acre Residential Lot located off Highway 133 Southeast of Albany, GA. This property is a very wooded lot with merchantable timber. This property would be a great secluded homesite. Located in Worth County.

For More Information Contact:

Cameron Morris
Weeks Auction Group, Inc.
(229) 881-7643
Cameron@BidWeeks.com

Lot 101 – 203 Creekview Tax Card



Summary

Parcel Number 268 081002
Location Address GRAVES SPRINGS ROAD
Legal Description L1 81,100 DIST 1
(Note: Not to be used on legal documents)
Class A5-Agricultural
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District COUNTY UNINCORPORATED (District 03)
Millage Rate 32.206
Acres 40.35
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

SOUTHERN FARMS INC
 %CECIL MUSGROVE
 PO BOX 72065
 ALBANY, GA 31708

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	8	40.35

Valuation

	2017	2016	2015
Previous Value	\$41,700	\$41,700	\$41,700
Land Value	\$41,700	\$41,700	\$41,700
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
- Current Value	\$41,700	\$41,700	\$41,700

No data available for the following modules: Land, Conservation Use, Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sales, Photos, Sketches.

The Lee County Assessor 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 tax roll. All other data is subject to change.

Last Data Upload: 10/23/2018, 12:17:22 PM



Lot 101 – 203 Creekview Tax Map



Parcel ID 268 081002
 Class Code Agricultural
 Taxing District COUNTY UNINCORPORATED
 COUNTY UNINCORPORATED
 Acres 40.35

Owner SOUTHERN FARMS INC
 %CECIL MUSGROVE
 PO BOX 72065
 ALBANY GA 31708
 Physical Address GRAVES SPRINGS ROAD
 Assessed Value Value \$41700

Last 2 Sales			
Date	Price	Reason	Qual
n/a	0	n/a	n/a
n/a	0	n/a	n/a

(Note: Not to be used on legal documents)

Date created: 10/24/2018
 Last Data Uploaded: 10/23/2018 12:17:22 PM



Lot 101 – 203 Creekview 2018 Tax Bill

2018 Property Tax Statement

Susan Smith
 Lee County Tax Commissioner
 100 Starksville Ave N
 P.O. Box 9
 Leesburg, GA 31763
 (229) 759-6015

Bill Number	Due Date	CURRENT YEAR DUE
11583	12/20/2018	\$562.16

Payment Good Through: 10/24/2018

Map: 268 081 002

Last payment made on:

Location: GRAVES SPRINGS ROAD

SOUTHERN FARMS INC
 %CECIL MUSGROVE
 PO BOX 72065

ALBANY, GA 31708

RETURN THIS FORM WITH PAYMENT

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead exemption authorized for all homeowners, certain elderly persons are entitled to additional exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of these exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than April 1 in order to receive the exemption in future years. For more information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact:

Lee County Tax Assessor
 104 Leslie Highway, Suite B
 P.O. Box 9
 Leesburg, Georgia 31703
 (229) 759-6010

If you feel that your property has been assigned to high a value for tax purposes by the Board of Tax Assessors, you should file a tax return reducing the value not later than April 1 in order to have an opportunity to have this value lowered for next years' taxes. Information on filing a return can be obtained at the location and phone number above.

Susan Smith
 Lee County Tax Commissioner
 100 Starksville Ave N
 P.O. Box 9
 Leesburg, GA 31763
 (229) 759-6015



Scan this code with your mobile phone to view or pay this bill.

Tax Payer: SOUTHERN FARMS INC
Map Code: 268 081 002
Description: LL 81,100 DIST 1
Location: GRAVES SPRINGS ROAD
Bill Number: 11583
District: 3

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$0.00	\$41,700.00	40.35	41700	12/20/2018	7/26/2018	10/24/2018	

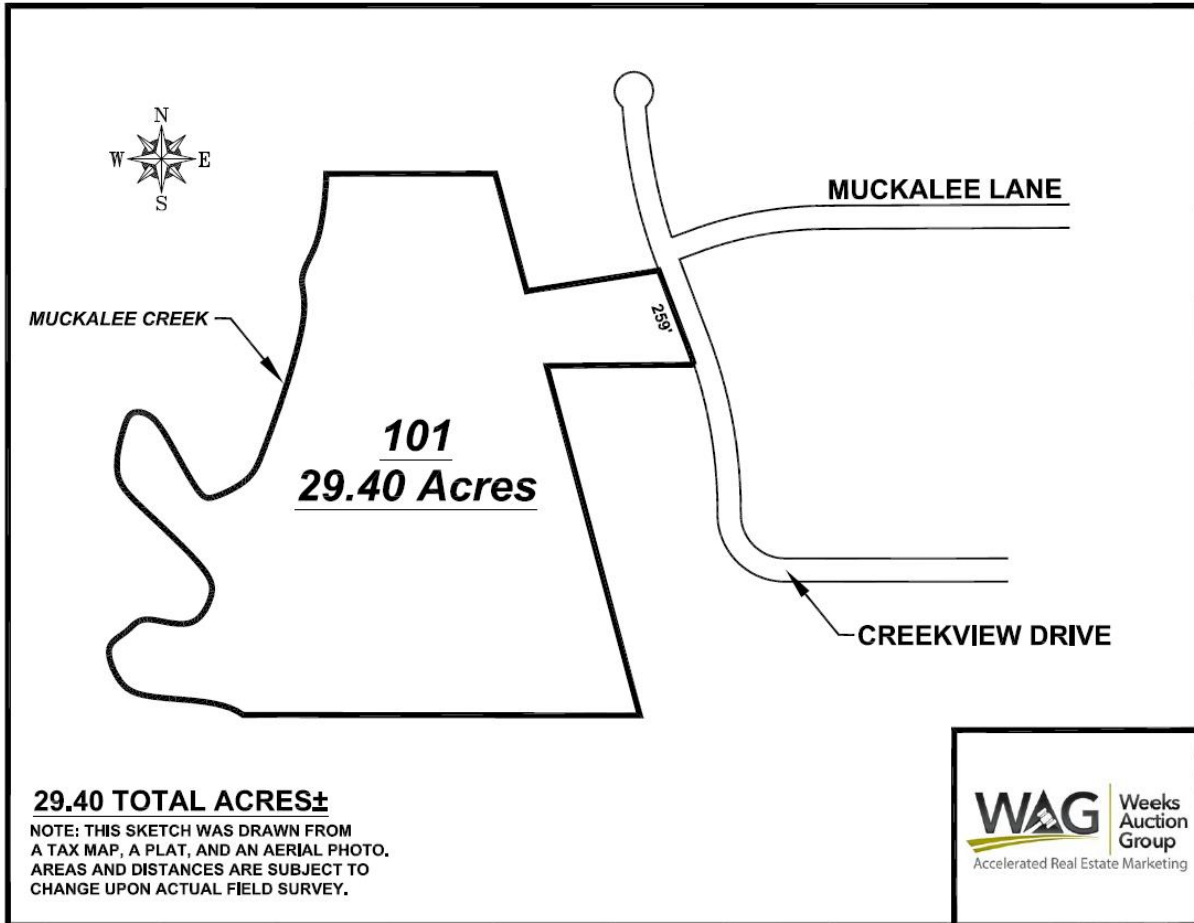
TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	41700	16680	0	16680	0	0.00	0.00	0.00	
COUNTY M&O	41700	16680	0	16680	17.113	285.44	0.00	235.23	
SALES TAX ROLLBACK	0	0	0	16680	-3.01	0.00	-50.21	0.00	
SCHOOL M&O	41700	16680	0	16680	18.6	310.25	0.00	310.25	
SCHOOL BOND	41700	16680	0	16680	1	16.68	0.00	16.68	
TOTALS						33.703	612.37	-50.21	562.16

-Please Make Check or Money Order Payable to: Lee County Tax Commissioner
 -Please write the bill number(s) on your check.
 -If a receipt is desired, please include a stamped, self-addressed envelope.
 -If taxes are to be paid by a mortgage company, send them this portion only.
 -If you are paying after the due date, please call our office for the full amount due.
 -Interest and Penalties will apply after the due date as mandated by O.C.G.A. 48-2-40 and 48-2-44

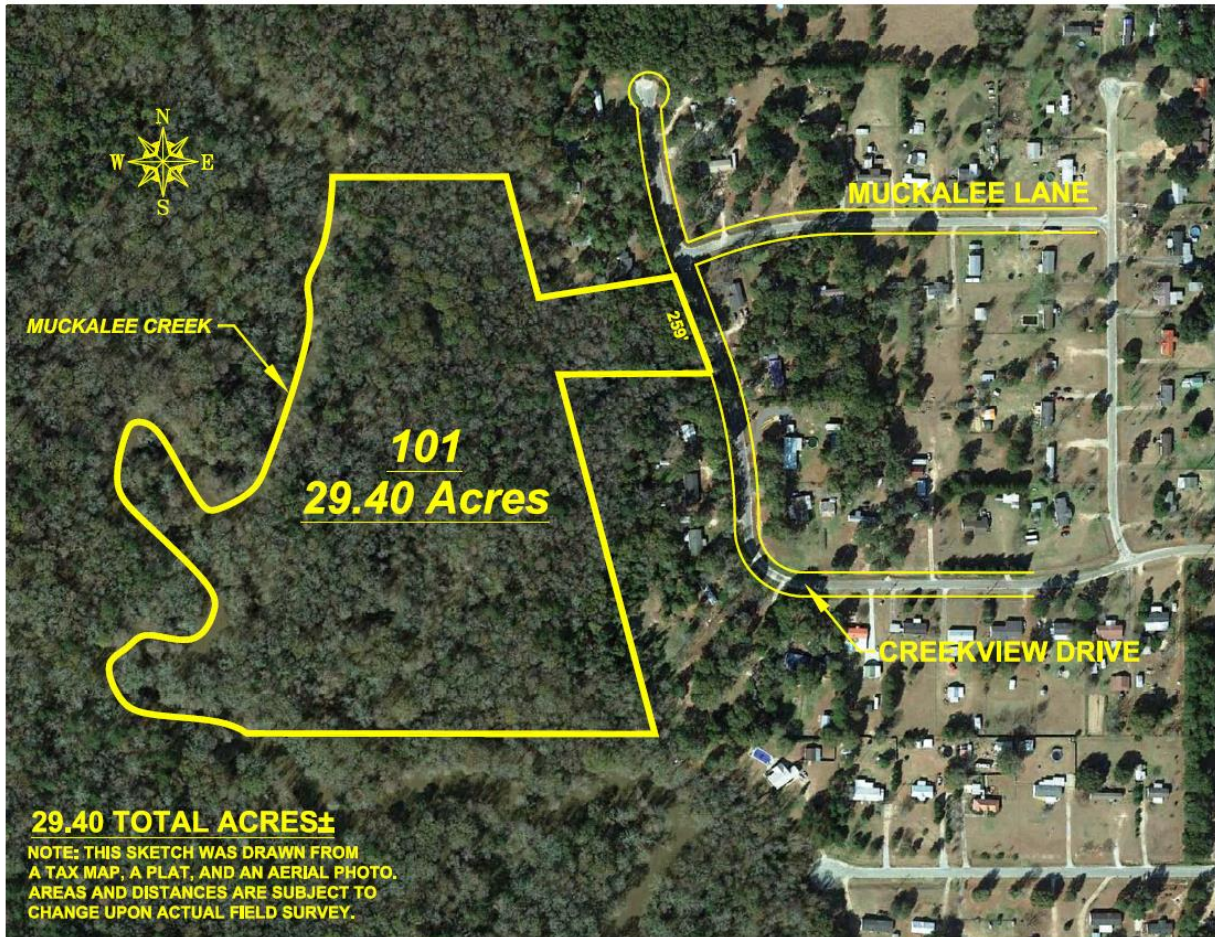
Current Due: \$0.00
 Penalty: \$0.00
 Interest: \$0.00
 Other Fees: \$0.00
 Back Taxes: \$0.00
 Amount Paid: \$0.00

TOTAL DUE: \$562.16

Lot 101 – 203 Creekview Auction Division



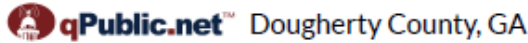
Lot 101 – 203 Creekview Auction Overlay



Lot 102 – 708 Westover Tax Card

10/17/2018

qPublic.net - Dougherty County, GA



Summary

Parcel Number 00242/00001/002
Location Address 708 S WESTOVER BLVD
Legal Description LL 159, 2ND DIST FROM 308-1-11
(Note: Not to be used on legal documents)
Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 01 CITY OF ALBANY (District 01)
Millage Rate 43.806
Acres 6.03
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

SKY MARTIN REALTY INC
 PO BOX 72007
 ALBANY, GA 31708-2007

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Westover/Oakhaven	Acres	262,667	0	0	6.03	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/1/1983	00		\$0	Unqualified	ALBANY POOLS INC	FLM INC

Valuation

	2018	2017	2016	2015
Previous Value	\$39,000	\$39,000	\$39,000	\$33,700
Fair Market Land Value	\$39,000	\$39,000	\$39,000	\$39,000
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
- Fair Market Value	\$39,000	\$39,000	\$39,000	\$39,000
Assessed Land Value	\$15,600	\$15,600	\$15,600	\$15,600
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
- Assessed Value (40% FMV)	\$15,600	\$15,600	\$15,600	\$15,600

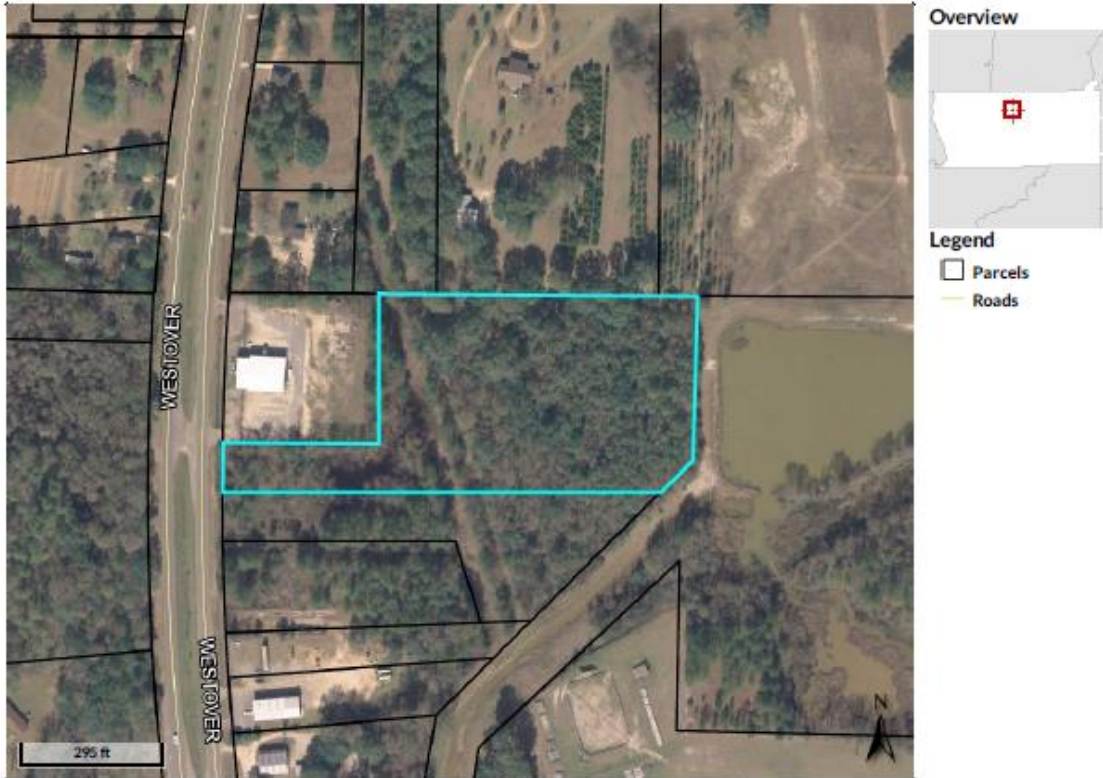
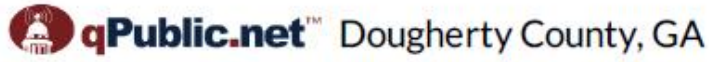
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Lot 102 – 708 Westover Tax Map



Parcel ID	00242/00001/002	Owner	SKY MARTIN REALTY INC	Last 2 Sales			
Class Code	Commercial		PO BOX 72007	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY GA 317082007	1/1/1963		UQ	U
Acres	6.03	Physical Address	708 S WESTOVER BLVD				
		Fair Market Value	Value \$39000				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

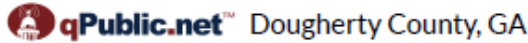
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Developed by Schneider
 GEOSPATIAL

Lot 103 – 712 Westover Tax Card

10/17/2018

qPublic.net - Dougherty County, GA



Summary

Parcel Number 00242/00001/004
 Location Address 712 S WESTOVER BLVD
 Legal Description FROM 308-1-11F LOT 8 & PT 7
 (Note: Not to be used on legal documents)
 Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District 01 CITY OF ALBANY (District 01)
 Millage Rate 43.806
 Acres 2.86
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

SKY MARTIN REALTY INC
 PO BOX 72007
 ALBANY, GA 31708-2007

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Westover/Oakhaven	Acres	124,582	0	0	2.86	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/1/1983	00		\$0	Unqualified	ALBANY POOLS INC	FIM, INC

Valuation

	2018	2017	2016	2015
Previous Value	\$21,400	\$21,400	\$21,400	\$22,300
Fair Market Land Value	\$21,400	\$21,400	\$21,400	\$21,400
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
- Fair Market Value	\$21,400	\$21,400	\$21,400	\$21,400
Assessed Land Value	\$8,560	\$8,560	\$8,560	\$8,560
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
- Assessed Value (40% FMV)	\$8,560	\$8,560	\$8,560	\$8,560

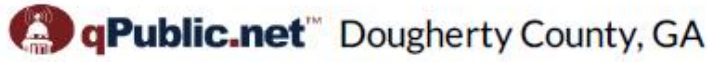
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Lot 103 – 712 Westover Tax Card



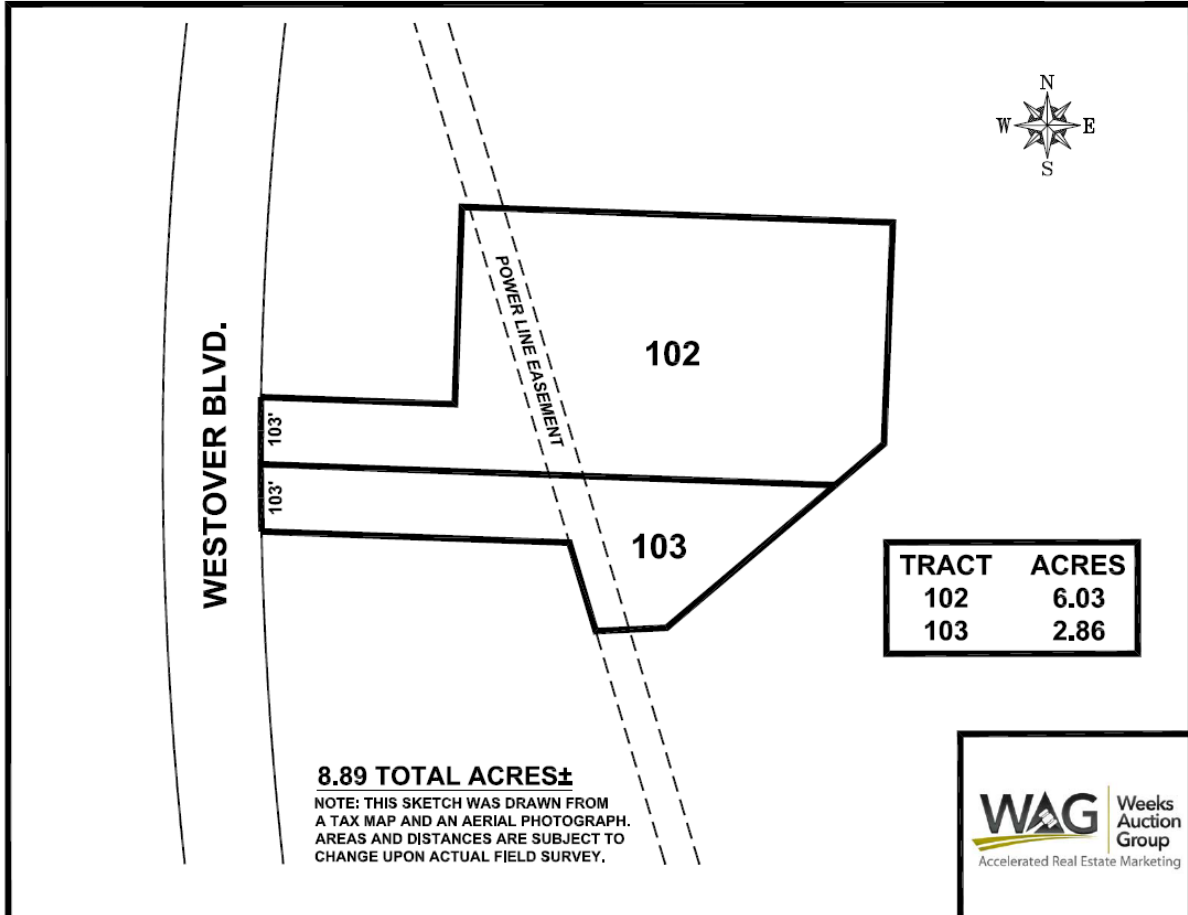
Parcel ID	00242/00001/004	Owner	SKY MARTIN REALTY INC	Last 2 Sales			
Class Code	Commercial		PO BOX 72007	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY	Physical Address	ALBANY GA 317082007	1/1/1963		UQ	U
Acres	2.86	Fair Market Value	712 S WESTOVER BLVD				
		Land Value	Value \$21400				
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

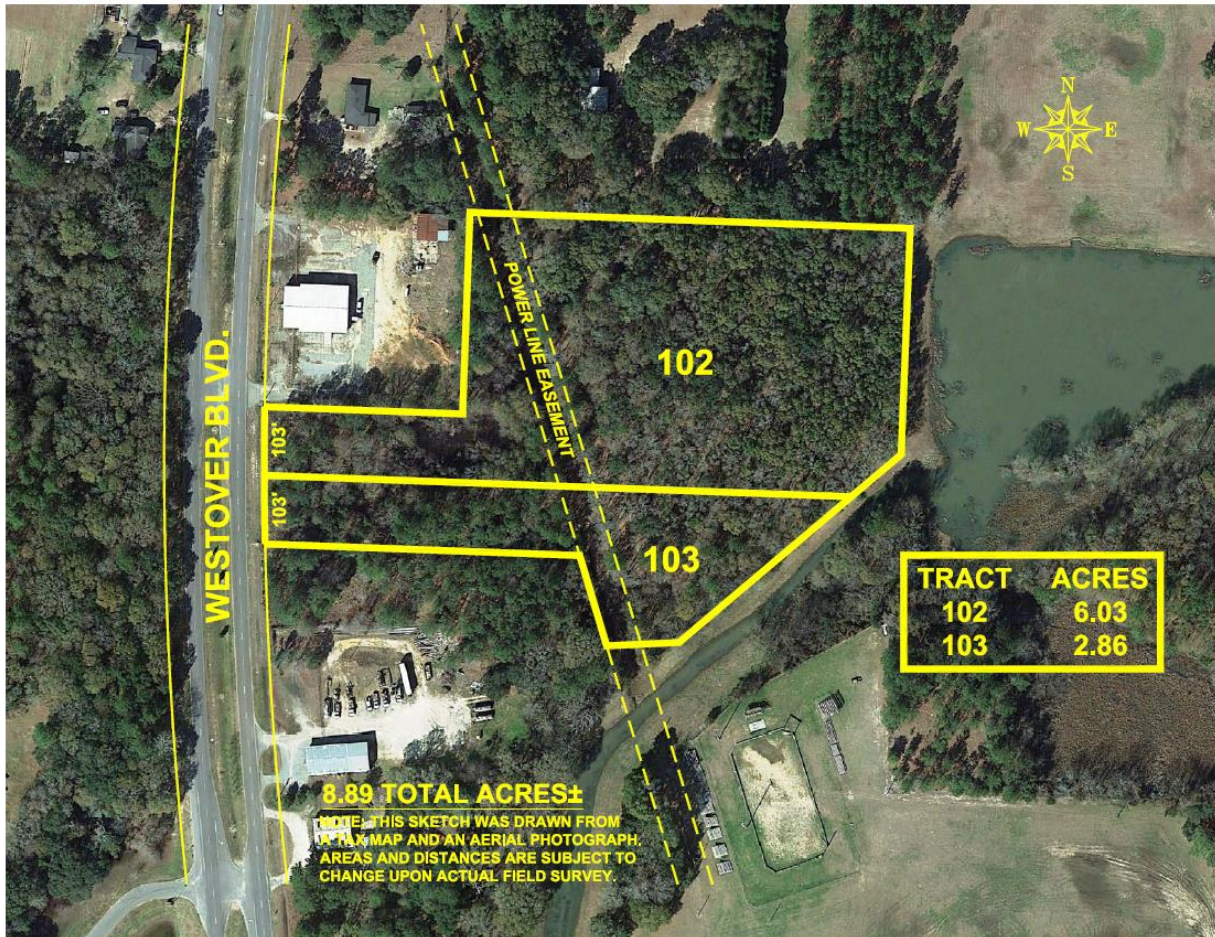
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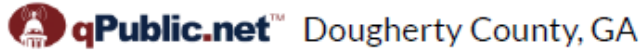
Lots 102 and 103 Auction Division



Lots 102 and 103 Auction Overlay



Lot 104 – 1440 S Mock Tax Card



Summary

Parcel Number 00156/00001/019
Location Address 1440 S MOCK RD
Legal Description PT 11.188 1ST DIST
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 02 DOUGHERTY COUNTY (District 02)
Millage Rate 43.175
Acres 2.57
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

MUSGROVE S CECIL
 PO BOX 72065
 ALBANY, GA 31708

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Ind-Pecan Ln	Acres	111,949	0	0	2.57	1

Permits

Permit Date	Permit Number	Type	Description
06/11/1991	15334	32-N.CONSTCOM	'91 - R/W .513AC FOR 98' SPLIT 1.78AC(19A) 35 X 160 METAL BLDG MALONE PAINT & BODY MALONE PAINT & BODY
05/14/1991	15043	32-N.CONSTCOM	'91 - R/W .513AC FOR 98' SPLIT 1.78AC(19A) 35 X 160 METAL BLDG MALONE PAINT & BODY MALONE PAINT & BODY

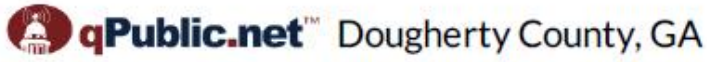
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
3/29/2004	2767 308		\$25,000	Fair Market - Vacant	NESBITT CHARLES L III	MUSGROVE S CECIL
1/2/2001	2171 327		\$0	15 LOVE & AFFECTION/GIFT	NESBITT MARJORY OAKLEY	NESBITT CHARLES L III
1/19/2000	2051 98		\$0	15 LOVE & AFFECTION/GIFT	NESBITT MARJORY OAKLEY	NESBITT CHARLES L III
2/26/1999	1928 227		\$0	15 LOVE & AFFECTION/GIFT	NESBITT MARJORY OAKLEY	NESBITT CHARLES L III
1/23/1998	1778 118		\$0	17 ESTATE SALE	NESBITT MARJORY OAKLEY INDIVID & EX OF N	NESBITT CHARLES L III
5/18/1992	1201 215		\$0	Unqualified	U S A	NESBITT CHARLES L & MARJORY O
5/18/1970	436 308		\$0	Unqualified	EV MAR SALES & SERV	NESBITT C & M

Valuation

	2018	2017	2016	2015
Previous Value	\$19,200	\$19,200	\$19,200	\$25,700
Fair Market Land Value	\$19,200	\$19,200	\$19,200	\$19,200
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
= Fair Market Value	\$19,200	\$19,200	\$19,200	\$19,200
Assessed Land Value	\$7,680	\$7,680	\$7,680	\$7,680
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
= Assessed Value (40% FMV)	\$7,680	\$7,680	\$7,680	\$7,680

Lot 4 – 1440 S Mock Tax Map



- Legend**
- USA Major Highways
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way

Parcel ID	00156/00001/019	Owner	MUSGROVE S CECIL	Last 2 Sales			
Class Code	Commercial		PO BOX 72065	Date	Price	Reason	Qual
Taxing District	02 DOUGHERTY COUNTY		ALBANY GA 31708	3/29/2004	\$25000	LM	Q
	02 DOUGHERTY COUNTY	Physical Address	1440 S MOCK RD	1/2/2001		15	U
Acres	2.57	Fair Market Value	Value \$19200				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/24/2018
 Last Data Uploaded: 10/24/2018 2:15:07 AM

Developed by Schneider
 GEOSPATIAL

Lot 104 – 1440 S Mock 2018 Property Tax Bill

2018 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

MUSGROVE S CECIL
1440 S MOCK RD

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-24878	12/20/2018	\$331.59	\$0.00	\$0.00	\$331.59

Map: 00156/00001/019
Location: 1440 S MOCK RD

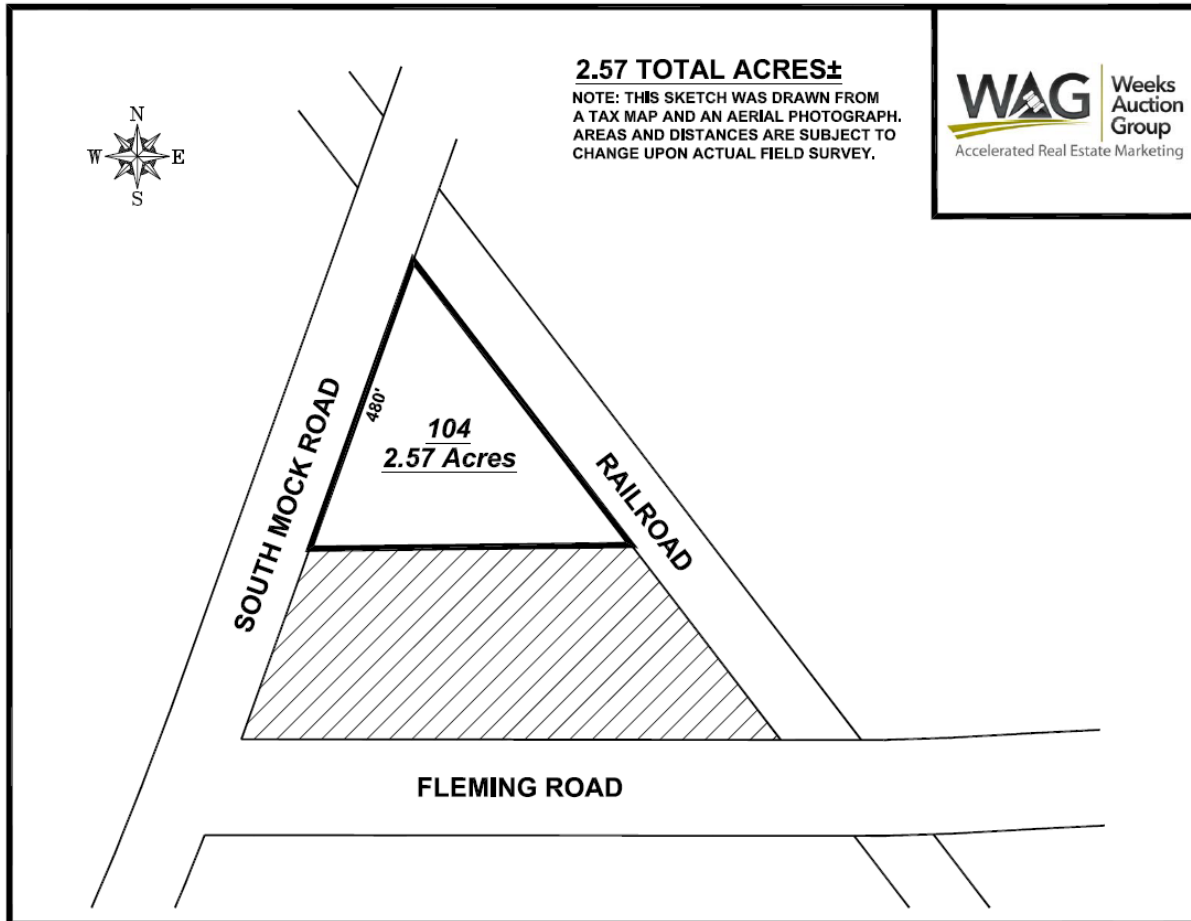
Payment Good through: 12/20/2018
Printed: 10/24/2018

IMPORTANT NOTICES:

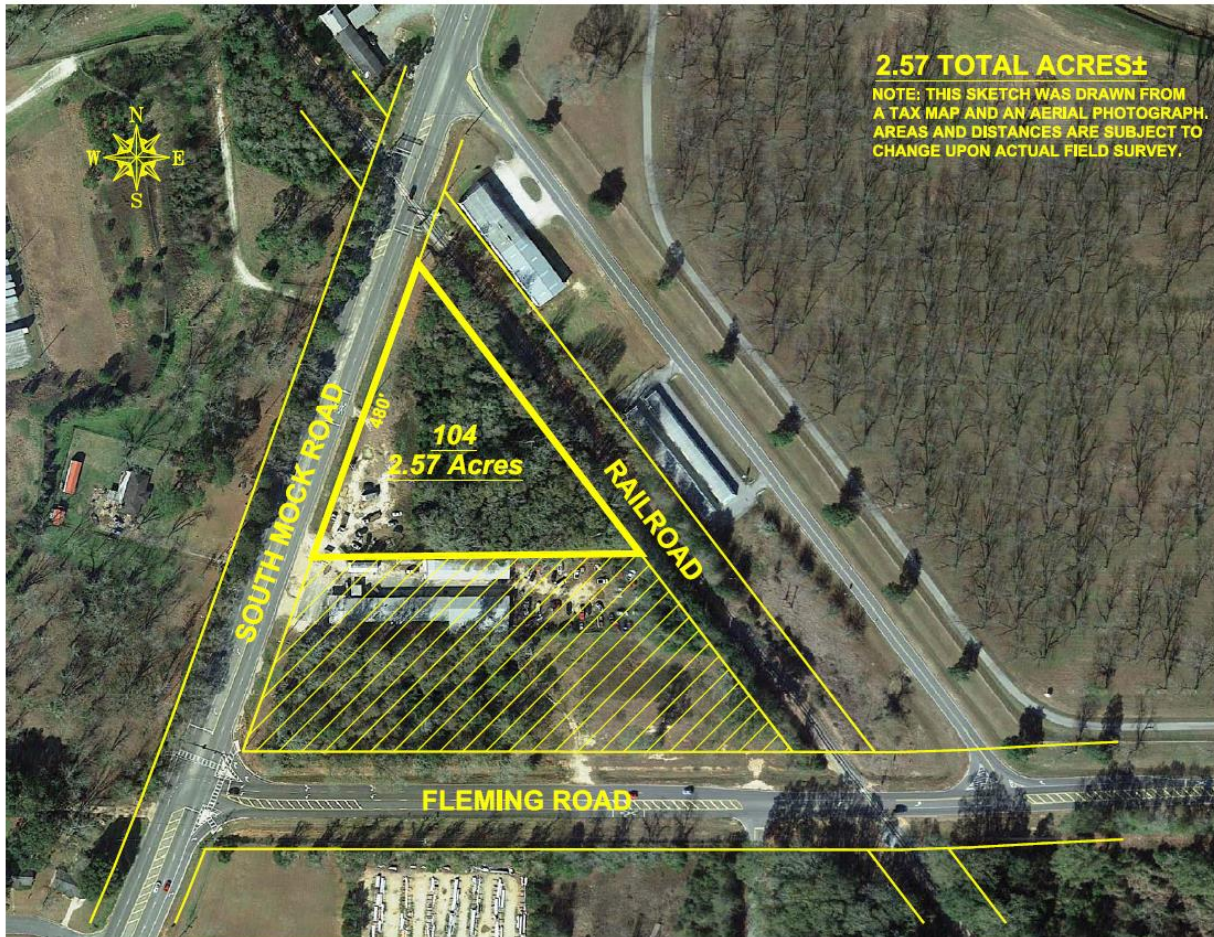
- * All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.
- * Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.
- * If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.
- * For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT. 240 PINE AVE STE 100, PO BOX 1827 ALBANY, GA 31702-1827 (229) 431-3208						Tax Payer: MUSGROVE S CECIL Map Code: 00156/00001/019 Real Description: 1440 S MOCK RD Location: 1440 S MOCK RD Bill No: 2018-24878		
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	2.5700	\$19,200.00	12/20/2018		12/20/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
DOUGHERTY COUNTY	\$19,200.00	\$7,680.00	\$0.00	\$7,680.00	18.469	\$141.84	\$0.00	\$141.84
SALES TAX ROLLBACK	\$19,200.00	\$7,680.00	\$0.00	\$7,680.00	-2.9	\$0.00	-\$22.27	-\$22.27
SCHOOL M&O	\$19,200.00	\$7,680.00	\$0.00	\$7,680.00	18.433	\$141.57	\$0.00	\$141.57
SPECIAL SERVICES DISTRICT	\$19,200.00	\$7,680.00	\$0.00	\$7,680.00	9.173	\$70.45	\$0.00	\$70.45
STATE TAX	\$19,200.00	\$7,680.00	\$0.00	\$7,680.00	0.	\$0.00	\$0.00	\$0.00
TOTALS					43.175	\$353.86	-\$22.27	\$331.59

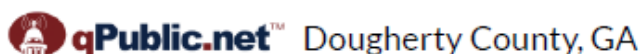
Lot 104 – 1440 S Mock Auction Division



Lot 104 – 1440 S Mock Auction Overlay



Lot 105 – 3354 Fleming Tax Card



Summary

Parcel Number 00144/00002/028
Location Address 3354 FLEMING RD
Legal Description LOT 28 TOBY ESTATE S/D SEC 3
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 02 DOUGHERTY COUNTY (District 02)
Millage Rate 43.175
Acres 2.99
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

SOUTHERN FARMS INC
 PO BOX 72065
 ALBANY, GA 31708

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Toby Estates	Lot	65,250	150	435	2.99	1

Permits

Permit Date	Permit Number	Type	Description
10/16/2007	ARP	18-ABSO-RATE/RES	RESCHEDULE 4/1/18 RESCHEDULE 4/1/17 2007 ARP
10/24/2001	1	14-CHECK/RES	REMOVE FOR 2003-HOMESTEAD, MACCT # IN HOUSE# FIELD, CHANGE USE TO 100

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/4/2001	2278 60	C41A	\$23,922	05-FORECLOSURE	WALLS ANGELA J BY ATTY IN FACT	SOUTHERN FARMS INC
7/1/2000	2112 99	C41A	\$22,500	Fair Market - Vacant	SOUTHERN FARMS INC	WALLS ANGELA J
11/19/1993	1341 143	C41A	\$0	Fair Market - Vacant	HILSMAN YOEEL G JR	SOUTHERN FARMS INC

Valuation

	2018	2017	2016	2015
Previous Value	\$9,360	\$9,360	\$9,360	\$9,360
Fair Market Land Value	\$9,360	\$9,360	\$9,360	\$9,360
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
- Fair Market Value	\$9,360	\$9,360	\$9,360	\$9,360
Assessed Land Value	\$3,744	\$3,744	\$3,744	\$3,744
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
- Assessed Value (40% FMV)	\$3,744	\$3,744	\$3,744	\$3,744

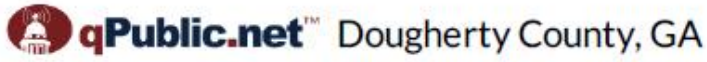
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Developed by
 Schneider
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Lot 105 – 3354 Fleming Tax Map



Parcel ID	00144/00002/028	Owner	SOUTHERN FARMS INC	Last 2 Sales			
Class Code	Residential	Physical Address	PO BOX 72065 ALBANY GA 31708	Date	Price	Reason	Qual
Taxing District	02 DOUGHERTY COUNTY	Fair Market Value	3354 FLEMING RD	9/4/2001	\$23922	05	U
Acres	2.99	Land Value	Value \$9360	7/1/2000	\$22500	LM	Q
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/24/2018
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Developed by Schneider
GEO SPATIAL

Lot 105 – 3354 Fleming 2018 Property Tax Bill

2018 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

SOUTHERN FARMS INC
3354 FLEMING RD

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-31450	12/20/2018	\$161.64	\$0.00	\$0.00	\$161.64

Map: 00144/00002/028
Location: 3354 FLEMING RD

Payment Good through: 12/20/2018
Printed: 10/24/2018

IMPORTANT NOTICES:

* All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.

* Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.

* If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.

* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208



Tax Payer: SOUTHERN FARMS INC
Map Code: 00144/00002/028 Real
Description: 3354 FLEMING RD
Location: 3354 FLEMING RD
Bill No: 2018-31450

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	2.9900	\$9,360.00	12/20/2018		12/20/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
DOUGHERTY COUNTY	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	18.469	\$69.15	\$0.00	\$69.15	
SALES TAX ROLLBACK	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	-2.9	\$0.00	-\$10.86	-\$10.86	
SCHOOL M&O	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	18.433	\$69.01	\$0.00	\$69.01	
SPECIAL SERVICES DISTRICT	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	9.173	\$34.34	\$0.00	\$34.34	
STATE TAX	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	0.	\$0.00	\$0.00	\$0.00	
TOTALS					43.175	\$172.50	-\$10.86	\$161.64	

Lot 105- 3354 Fleming Plat

3354 FLEMING ROAD

3434 FLEMING ROAD

NOTE: THE ORIGINAL CENTERLINE OF FLEMING ROAD IS THE NORTH LINE OF LAND LOT #1.

C-41A

C-29

3354 FLEMING ROAD

3434 FLEMING ROAD

FLEMING ROAD 140' R/W

PROPERTY OF DON BRIGGS

Lot No.	Area	Dimensions
21	435.60	N 0070'11" W 150.00'
22	435.60	N 0070'11" W 150.00'
23	435.60	N 0070'11" W 150.00'
24	435.60	N 0070'11" W 150.00'
25	435.60	N 0070'11" W 150.00'
26	435.60	N 0070'11" W 150.00'
27	435.60	N 0070'11" W 150.00'
28	435.60	N 0070'11" W 150.00'
29	435.60	N 0070'11" W 150.00'
30	435.60	N 0070'11" W 150.00'

TOTAL LOTS = 9

TOTAL ACRES = 13.5

ZONED R-4B

FUTURE PHASES - 270 AC.

LEGEND

- IPB - IRON PIN SET - 5/8" REBAR - 24" IN LENGTH
- DPF - GALVANIZED PIPE FOUND
- CS - CONCRETE CURB FOUND
- DB - DRAINAGE BENCH MARK FOUND
- C - CEMENT LINE
- DATA - DATA

BEARING SHOWN WERE CALCULATED FROM FIELD MEASUREMENTS TURNED TO DODD-BURDETTE COUNTY COORDINATE SYSTEM.

THERE WERE NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN 300 FEET OF THIS PROPERTY OR ANY POINT OF REFERENCE OR TITLE.

R'S CERTIFICATION

MEASUREMENTS ARE CORRECT AND WERE OBTAINED BY THE SURVEYOR'S OWN INSTRUMENTS AND METHODS. THIS MAP OR PLAN IS A CORRECT AND TRUE COPY OF THE ORIGINAL RECORDS OF THE SURVEY. THE PLAT IS BASED ON A REASONABLE BELIEF THAT THE DATA IS ACCURATE WITHIN ONE FOOT IN 100 FEET. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN THE PROPERTY DESCRIBED HEREIN.

DATE: 8-22-97

BY: [Signature]

REG. NO. 1279

OWNERS CERTIFICATION

WE, THE UNDERSIGNED, OWNER(S) AND/OR MORTGAGEE(S) OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY OFFER TO DEED THE PROPERTY SHOWN ON THIS PLAT TO THE COUNTY OF DODD-BURDETTE AND STATE OF GEORGIA AND TO RECORD THE SAME AS SHOWN ON THIS PLAT AND TO WARRANT THE SAME TO THE ORDER(S) OF THE PROPER RECORDING OFFICER. NO OTHER INSTRUMENTS OR INTERESTS IN THE PROPERTY ARE NECESSARY TO PASS TITLE OF THE PROPERTY HEREIN.

DATE: 12-19

BY: Cecil Magerson

NOTES:

1. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN PER FEDERAL FLOOD MAPS, FEMA, 1987A, DATED 04/11/76.
2. COMBUSTIBLE PLACEMENT OF MANSION HOUSE WITH DODD-BURDETTE COUNTY FIRE DEPARTMENT (MINIMUM HOUSE DEMOLITION).
3. MINIMUM BUILDING SETBACKS: FRONT - 30', REAR - 30', SIDE - 10'.
4. LOTS 29 & 30, 27 & 28, 27 & 29 TO SHARE JOINT DRIVEWAY.

APPROVED BY THE ARCHITECT-ENGINEERING PLANNING COMMISSION ON THE 22ND DAY OF SEPTEMBER, 1997.

BORED:

[Signature]

PLANNING COMMISSION

GRAPHIC SCALE: 1 INCH = 200 FT.

THIS PLAT HAS BEEN RECORDED IN THE

CLERK'S OFFICE OF

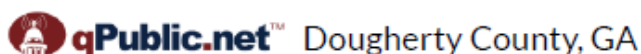
DODD-BURDETTE COUNTY, GEORGIA

APPLICANT AND OWNER:

[Signature]

DATE: 8-22-97

Lot 106 – 3434 Fleming Tax Card



Summary

Parcel Number 00144/00002/021
Location Address 3434 FLEMING RD
Legal Description LOT 21 TOBY ESTATES S/D SEC 3
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 02 DOUGHERTY COUNTY (District 02)
Millage Rate 43.175
Acres 1.5
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

SOUTHERN FARMS INC
 PO BOX 72065
 ALBANY, GA 31708

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Toby Estates	Lot	65,250	150	435	1.5	1

Permits

Permit Date	Permit Number	Type	Description
10/16/2007	ARP	18-ARSO-RATE/RES	RESCHEDULE 4/1/18 RESCHEDULE 4/1/17 2007 ARP

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/2/2001	2169 225	C41A	\$0	05 FORECLOSURE	SMITH JONAH L BY ATTY IN FACT	SOUTHERN FARMS INC
2/15/1998	1792 60	C41A	\$0	Unqualified	SOUTHERN FARMS INC	SMITH JONAH L
11/19/1993	1341 143	C41A	\$0	Fair Market - Vacant	HILSMAN YOEUEL G JR	SOUTHERN FARMS INC

Valuation

	2018	2017	2016	2015
Previous Value	\$6,360	\$6,360	\$6,360	\$6,360
Fair Market Land Value	\$6,360	\$6,360	\$6,360	\$6,360
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
- Fair Market Value	\$6,360	\$6,360	\$6,360	\$6,360
Assessed Land Value	\$2,544	\$2,544	\$2,544	\$2,544
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
- Assessed Value (40% FMV)	\$2,544	\$2,544	\$2,544	\$2,544

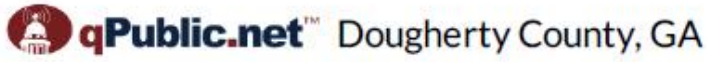
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Dougherty County Assessor 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 tax roll. All other data is subject to change.

Last Data Upload: 10/24/2018, 2:15:07 AM



Lot 106 – 3434 Fleming Tax Map



- Legend**
- Parcels
 - Roads

Parcel ID	00144/00002/021	Owner	SOUTHERN FARMS INC	Last 2 Sales			
Class Code	Residential		PO BOX 72065	Date	Price	Reason	Qual
Taxing District	02 DOUGHERTY COUNTY		ALBANY GA 31708	1/2/2001		05	U
	02 DOUGHERTY COUNTY	Physical Address	3434 FLEMING RD	2/15/1998		UQ	U
Acres	1.5	Fair Market Value	Value \$6360				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/24/2018
 Last Data Uploaded: 10/24/2018 2:15:07 AM

Developed by Schneider
 GEOSPATIAL

Lot 106 – 3434 Fleming 2018 Property Tax Bill

2018 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

SOUTHERN FARMS INC
3434 FLEMING RD

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-31449	12/20/2018	\$109.84	\$0.00	\$0.00	\$109.84

Map: 00144/00002/021
Location: 3434 FLEMING RD

Payment Good through: 12/20/2018
Printed: 10/24/2018

IMPORTANT NOTICES:

- * All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.
- * Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.
- * If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.
- * For more information, call the Dougherty County Tax Assessors at (229) 431-2130

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

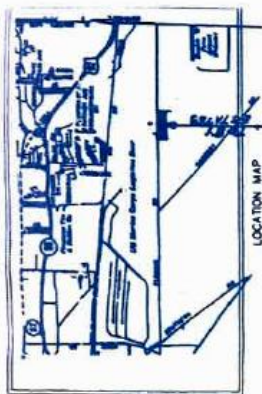


Tax Payer: SOUTHERN FARMS INC
Map Code: 00144/00002/021 Real
Description: 3434 FLEMING RD
Location: 3434 FLEMING RD
Bill No: 2018-31449

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	1.5000	\$6,360.00	12/20/2018		12/20/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
DOUGHERTY COUNTY	\$6,360.00	\$2,544.00	\$0.00	\$2,544.00	18.469	\$46.99	\$0.00	\$46.99
SALES TAX ROLLBACK	\$6,360.00	\$2,544.00	\$0.00	\$2,544.00	-2.9	\$0.00	-\$7.38	-\$7.38
SCHOOL M&O	\$6,360.00	\$2,544.00	\$0.00	\$2,544.00	18.433	\$46.89	\$0.00	\$46.89
SPECIAL SERVICES DISTRICT	\$6,360.00	\$2,544.00	\$0.00	\$2,544.00	9.173	\$23.34	\$0.00	\$23.34
STATE TAX	\$6,360.00	\$2,544.00	\$0.00	\$2,544.00	0.	\$0.00	\$0.00	\$0.00
TOTALS					43.175	\$117.22	-\$7.38	\$109.84

Lot 106 – 3434 Fleming Plat

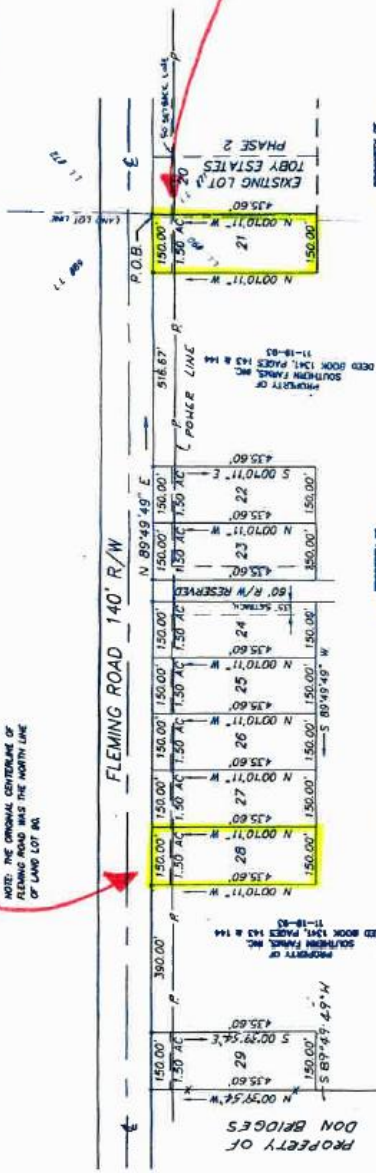
C-41A
C-209



3354 FLEMING ROAD

3434 FLEMING ROAD

NOTE: THE ORIGINAL CENTERLINE OF FLEMING ROAD WAS THE BOUNDARY LINE OF LAND LOT 80.



TOTAL LOTS = 9
TOTAL ACRES = 13.5
ZONED R-4B
FUTURE PARKS - 270 AC. ±

PROPERTY OF SOUTHERN FARMS, INC. DEED BOOK 1341, PAGES 143 & 144 11-18-83

PROPERTY OF SOUTHERN FARMS, INC. DEED BOOK 1341, PAGES 143 & 144 11-18-83

NOTES:

- 1. THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOODPLAIN PER CHESAPEAKE FIRM. PANEL 14076L, DOES A DATED 04/11/76
- 2. COMBINED PLACEMENT OF MONUMENTS WITH DOUGHERTY COUNTY PUBLIC WORKS DEPARTMENT'S ENVIRONMENTAL MONUMENT DEMONSTRATION.
- 3. MINIMUM BUILDING SETBACKS: FRONT - 30' REAR - 30' SIDE - 10'
- 4. LOTS 22, 23, 24, 25, 26, 27 & 28 TO SHARE JOINT DRAINAGE.

For Callahan No. [redacted]
State No. [redacted]
Date Filed [redacted]
Handled By [redacted]
By [redacted]
Deputy Clerk Superior Court
Dougherty County, Georgia

OWNER'S CERTIFICATION
WE, THE UNDERSIGNED, OWNER(S) AND/OR MORTGAGEE(S) OF THE ABOVE PROPERTY, HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED PUBLIC USE OF THE PROPERTY IS FOR THE EXCLUSIVE AND OTHER PURPOSES AS SHOWN ON THIS PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES OR INTERESTS WHICH ARE NOT SHOWN ON THIS PLAT, AND WE AGREE TO WAIVE THE RIGHTS OF THE PROPERTY AS SHOWN ON THIS PLAT.

APPROVED BY THE ALABAMA SURVEYORS BOARD
COMMISSIONER ON THE DAY OF RECORDATION:
SIGNED: [Signature]
DIRECTOR OF DOUGHERTY COUNTY PLANNING COMMISSION

LEGEND
IP - IRON PIN SET - 5/8" REBAR - 24" IN LENGTH
OFF - GALVANIZED PIPE FOUND
C - CONCRETE FOUND
CMT - CONCRETE MONUMENT FOUND
C - CONCRETE
EQUIPMENT USED: SOKKIA SET 48 TOTAL STATION & MC-V DATA COLLECTOR WITH C & G SOFTWARE.
BEARINGS SHOWN WERE CALCULATED FROM FIELD ANGLES TURNED FROM A NATIONAL GEODETIC SURVEY MONUMENTS FOUND REFERENCED TO DOUGHERTY COUNTY COORDINATE SYSTEM.
THERE WERE NO NATIONAL GEODETIC SURVEY MONUMENTS FOUND WITHIN THE PLAT AREAS FOR ANY POINT OF REFERENCE THEREON. THIS PLAT REFLECTS NO RESURVEY AS TO EASEMENT OR TITLE.

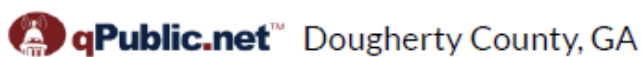
THIS PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF DOUGHERTY COUNTY, GEORGIA, APPLICANT AND CHINESE. DATE: 8-22-97 AS SURVEYOR SIGN: [Signature]

OWNERS CERTIFICATION
WE, THE UNDERSIGNED, OWNER(S) AND/OR MORTGAGEE(S) OF THE ABOVE PROPERTY, HEREBY CERTIFY THAT THE EXISTING AND/OR PROPOSED PUBLIC USE OF THE PROPERTY IS FOR THE EXCLUSIVE AND OTHER PURPOSES AS SHOWN ON THIS PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY EASES OR INTERESTS WHICH ARE NOT SHOWN ON THIS PLAT, AND WE AGREE TO WAIVE THE RIGHTS OF THE PROPERTY AS SHOWN ON THIS PLAT.

APPROVED BY THE ALABAMA SURVEYORS BOARD
COMMISSIONER ON THE DAY OF RECORDATION:
SIGNED: [Signature]
DIRECTOR OF DOUGHERTY COUNTY PLANNING COMMISSION

THIS PLAT HAS BEEN RECORDED IN THE PUBLIC RECORDS OF DOUGHERTY COUNTY, GEORGIA, APPLICANT AND CHINESE. DATE: 8-22-97 AS SURVEYOR SIGN: [Signature]

Lot 107 – 3438 Fleming Tax Card



Summary

Parcel Number 00120/00002/017
Location Address 3438 FLEMING RD
Legal Description LOT 17 TOBY ESTATES S/D
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 02 DOUGHERTY COUNTY (District 02)
Millage Rate 43.175
Acres 1.5
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

SOUTHERN FARMS INC
 PO BOX 72065
 ALBANY, GA 31708

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	Res-Toby Estates	Lot	65,400	150	436	1.5	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/19/1993	1341 143	C29	\$0	09 MULTI-PARCEL		SOUTHERN FARMS INC

Valuation

	2018	2017	2016	2015
Previous Value	\$15,600	\$15,600	\$26,000	\$26,000
Fair Market Land Value	\$15,600	\$15,600	\$26,000	\$26,000
+ Fair Market Improvement Value	\$0	\$0	\$0	\$0
+ Fair Market Accessory Value	\$0	\$0	\$0	\$0
= Fair Market Value	\$15,600	\$15,600	\$26,000	\$26,000
Assessed Land Value	\$6,240	\$6,240	\$10,400	\$10,400
+ Assessed Improvement Value	\$0	\$0	\$0	\$0
+ Assessed Accessory Value	\$0	\$0	\$0	\$0
= Assessed Value (40% FMV)	\$6,240	\$6,240	\$10,400	\$10,400

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

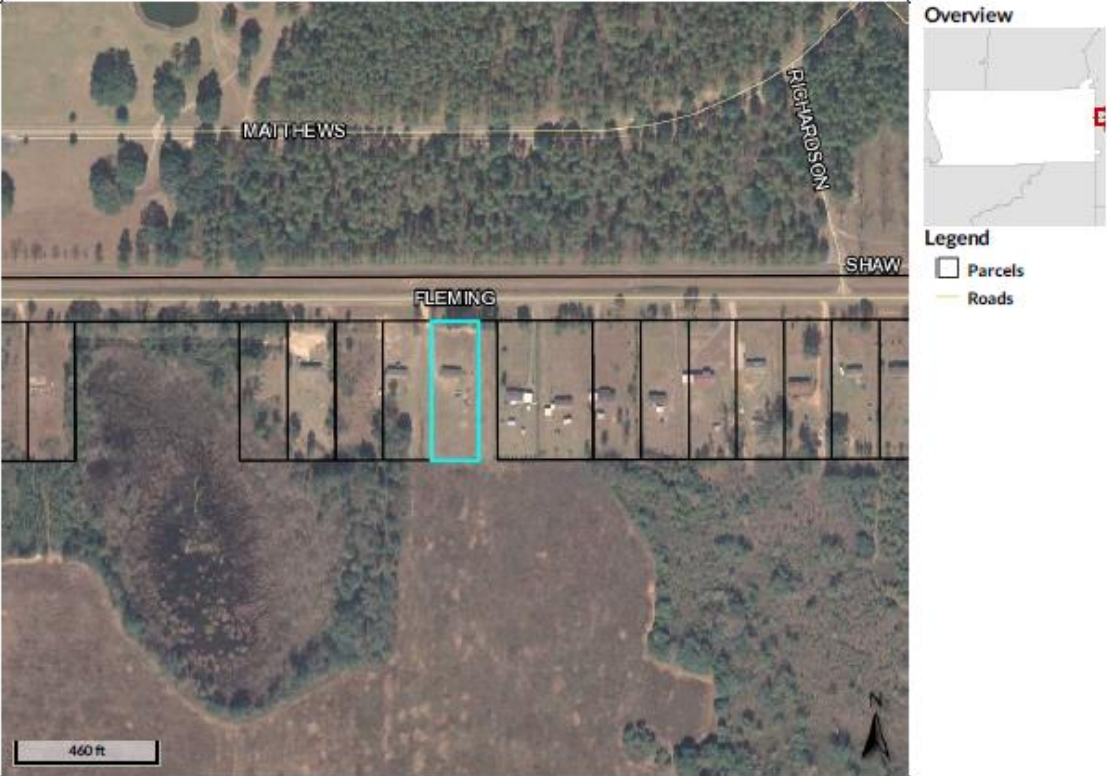
The Dougherty County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

Last Data Upload: 10/24/2018, 2:15:07 AM

Developed by
 Schneider
 GEOSPATIAL

Lot 107 – 3438 Fleming Tax Map

 **qPublic.net™** Dougherty County, GA



Parcel ID	00120/00002/017	Owner	SOUTHERN FARMS INC	Last 2 Sales			
Class Code	Residential		PO BOX 72065	Date	Price	Reason	Qual
Taxing District	02 DOUGHERTY COUNTY		ALBANY GA 31708	11/19/1993		09	U
	02 DOUGHERTY COUNTY	Physical Address	3438 FLEMING RD				
Acres	1.5	Fair Market Value	Value \$15600				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 10/24/2018
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Developed by  **Schneider**
 GEOSPATIAL

Lot 107 – 3438 Fleming 2018 Property Tax Bill

2018 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

SOUTHERN FARMS INC
3438 FLEMING RD

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-31447	12/20/2018	\$269.41	\$0.00	\$0.00	\$269.41

Map: 00120/00002/017
Location: 3438 FLEMING RD

Payment Good through: 12/20/2018
Printed: 10/24/2018

IMPORTANT NOTICES:

- * All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.
- * Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.
- * If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.
- * For more information, call the Dougherty County Tax Assessors at (229) 431-2130

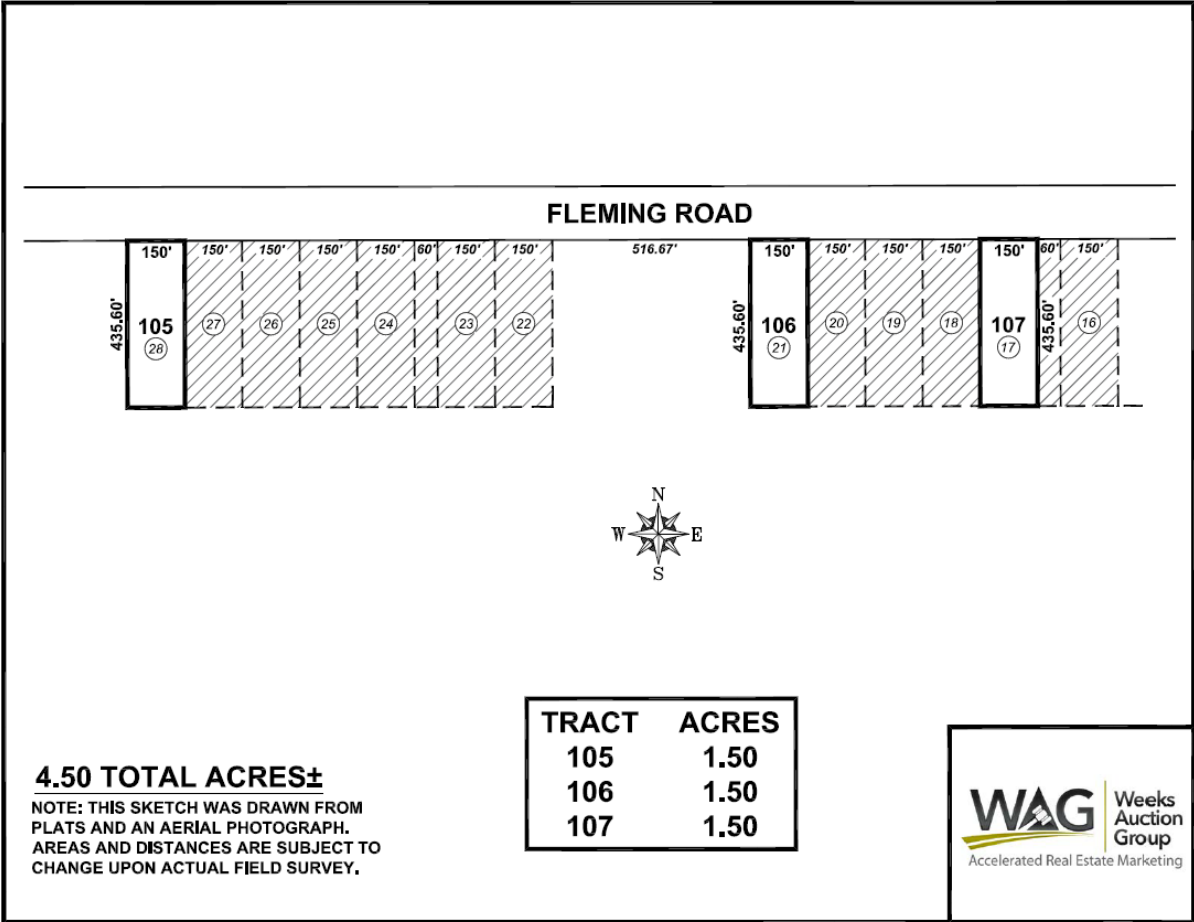
DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208



Tax Payer: SOUTHERN FARMS INC
Map Code: 00120/00002/017 Real
Description: 3438 FLEMING RD
Location: 3438 FLEMING RD
Bill No: 2018-31447

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	1.5000	\$15,600.00	12/20/2018		12/20/2018			
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
DOUGHERTY COUNTY	\$15,600.00	\$6,240.00	\$0.00	\$6,240.00	18.469	\$115.25	\$0.00	\$115.25	
SALES TAX ROLLBACK	\$15,600.00	\$6,240.00	\$0.00	\$6,240.00	-2.9	\$0.00	-\$18.10	-\$18.10	
SCHOOL M&O	\$15,600.00	\$6,240.00	\$0.00	\$6,240.00	18.433	\$115.02	\$0.00	\$115.02	
SPECIAL SERVICES DISTRICT	\$15,600.00	\$6,240.00	\$0.00	\$6,240.00	9.173	\$57.24	\$0.00	\$57.24	
STATE TAX	\$15,600.00	\$6,240.00	\$0.00	\$6,240.00	0.	\$0.00	\$0.00	\$0.00	
TOTALS					43.175	\$287.51	-\$18.10	\$269.41	

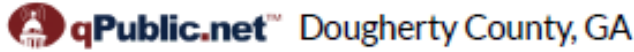
Lots 105, 106 and 107 Auction Divisions



Lots 105, 106 and 107 Auction Overlay



Lot 108 – 105 Lexington Tax Card



Summary

Parcel Number 0000X/00007/001
Location Address 105 LEXINGTON DR
Legal Description PT LL 154 157 DIST
(Note: Not to be used on legal documents)
Class C3 Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District 01 CITY OF ALBANY (District 01)
Millage Rate 43.806
Acres 0.3
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

MUSCROVE S CECIL
 PO BOX 72065
 ALBANY, GA 31708

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Res East Gate	Lot	13,300	100	131	0.3	1

Permits

Permit Date	Permit Number	Type	Description
10/07/2008	ARP	18 ABSO RATE/RES	
06/10/1996		66 APPEAL COM	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/11/1992	1178 189		\$1,000	Unqualified	LIVING FAITH F P II C	MUSCROVE S CECIL
11/15/1990	1086 47		\$0	15 LOVE & AFFECTION/GIFT	DANIEL, JAMES II	LIVING FAITH
3/14/1969	401 456		\$0	Unqualified	DANIEL JAMES II JR	

Valuation

	2018	2017	2016	2015
Previous Value	\$3,000	\$3,000	\$5,500	\$3,200
Fair Market Land Value	\$3,000	\$3,000	\$5,500	\$5,500
¹ Fair Market Improvement Value	\$0	\$0	\$0	\$0
¹ Fair Market Accessory Value	\$0	\$0	\$0	\$0
• Fair Market Value	\$3,000	\$3,000	\$5,500	\$5,500
Assessed Land Value	\$1,200	\$1,200	\$2,200	\$2,200
¹ Assessed Improvement Value	\$0	\$0	\$0	\$0
¹ Assessed Accessory Value	\$0	\$0	\$0	\$0
• Assessed Value (40% FMV)	\$1,200	\$1,200	\$2,200	\$2,200

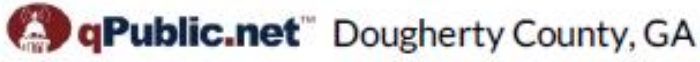
No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Photos, Sketches.

The Dougherty County Assessor 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 tax roll. All other data is subject to change.

Last Data Upload: 10/24/2018, 2:15:07 AM



Lot 108 – 105 Lexington Tax Map



Overview

Legend

- Parcels
- Roads

Parcel ID	0000X/00007/001	Owner	MUSGROVE S CECIL	Last 2 Sales			
Class Code	Commercial		PO BOX 72065	Date	Price	Reason	Qual
Taxing District	01 CITY OF ALBANY		ALBANY GA 31708	2/11/1992	\$1000	UQ	U
	01 CITY OF ALBANY	Physical Address	105 LEXINGTON DR	11/15/1990		15	U
Acres	0.3	Fair Market Value	Value \$3000				
		Land Value					
		Improvement Value					
		Accessory Value					

(Note: Not to be used on legal documents)

Date created: 9/24/2018
 Last Data Uploaded: 9/24/2018 2:25:28 AM

Developed by Schneider
 GEOSPATIAL

Lot 108 – 105 Lexington 2018 Property Tax Bill

2018 Property Tax Statement

DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208

SOUTHERN FARMS INC
3354 FLEMING RD

RETURN THIS PORTION WITH PAYMENT

(Interest will be added per month if not paid by due date)

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2018-31450	12/20/2018	\$161.64	\$0.00	\$0.00	\$161.64

Map: 00144/00002/028
Location: 3354 FLEMING RD

Payment Good through: 12/20/2018
Printed: 10/24/2018

IMPORTANT NOTICES:

* All Homestead Exemptions and Tax Return Filings must be filed no later than April 1st of the following taxable year to receive the exemption or value adjustment in future years.

* Homeowners age 62 and older may qualify for an additional exemption. To determine your eligibility, you must apply in our office and meet certain criteria.

* If you feel your property value is incorrect, you may file a tax return by April 1st with the Board of Tax Assessors requesting a reduction in value for the following year.

* For more information, call the Dougherty County Tax Assessors at (229) 431-2130

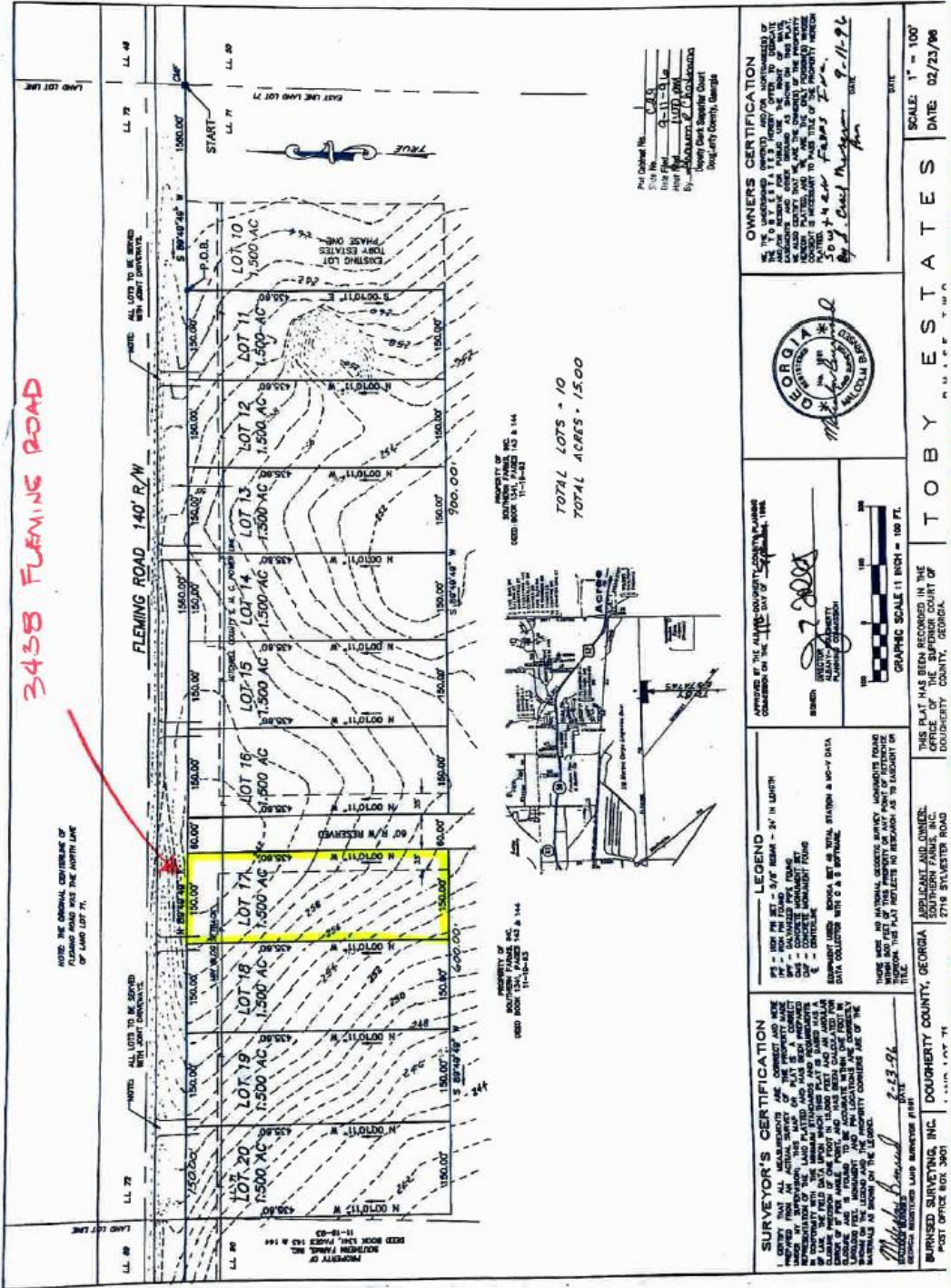
DOUGHERTY COUNTY TAX DEPT.
240 PINE AVE STE 100, PO BOX 1827
ALBANY, GA 31702-1827
(229) 431-3208



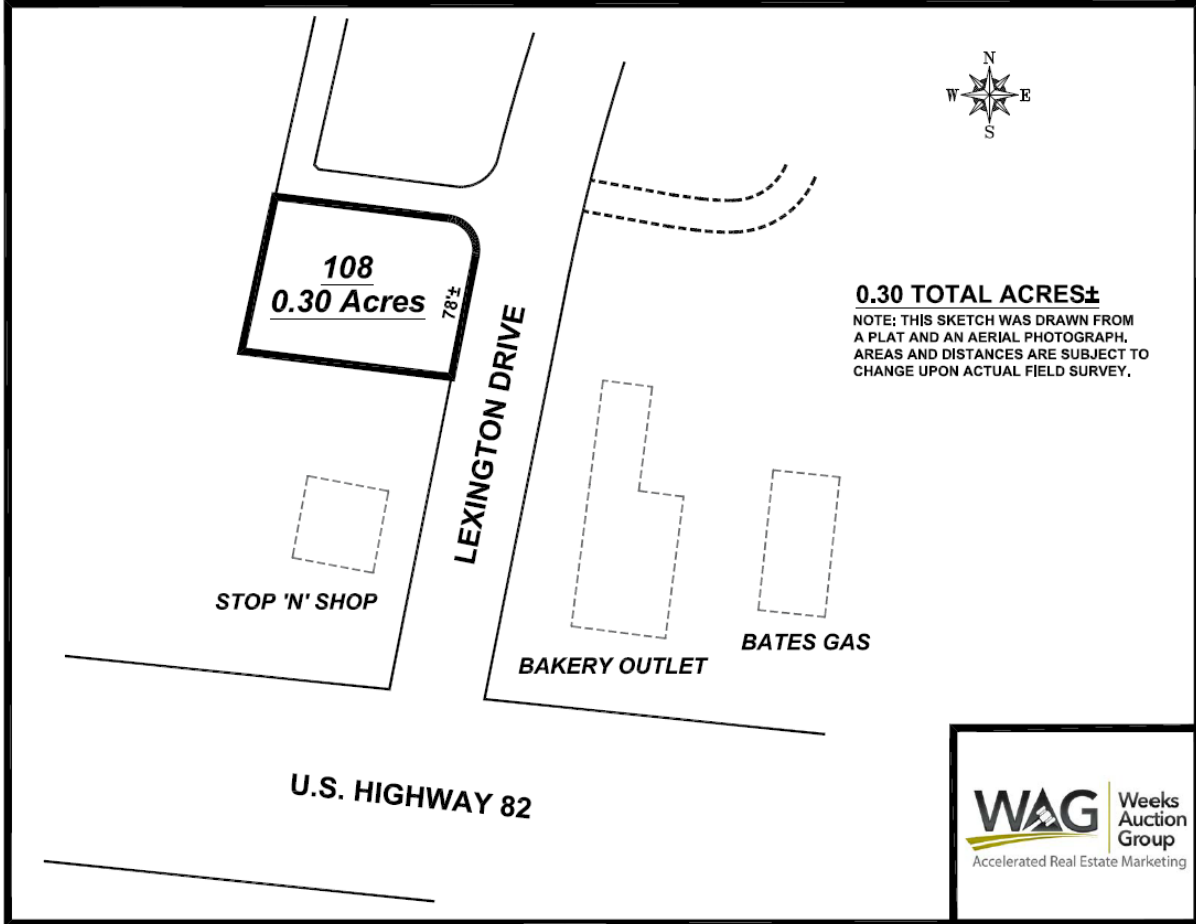
Tax Payer: SOUTHERN FARMS INC
Map Code: 00144/00002/028 Real
Description: 3354 FLEMING RD
Location: 3354 FLEMING RD
Bill No: 2018-31450

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions	
0.00	0.00	2.9900	\$9,360.00	12/20/2018		12/20/2018		
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
DOUGHERTY COUNTY	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	18.469	\$69.15	\$0.00	\$69.15
SALES TAX ROLLBACK	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	-2.9	\$0.00	-\$10.86	-\$10.86
SCHOOL M&O	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	18.433	\$69.01	\$0.00	\$69.01
SPECIAL SERVICES DISTRICT	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	9.173	\$34.34	\$0.00	\$34.34
STATE TAX	\$9,360.00	\$3,744.00	\$0.00	\$3,744.00	0.	\$0.00	\$0.00	\$0.00
TOTALS					43.175	\$172.50	-\$10.86	\$161.64

Lot 108 – 105 Lexington Plat



Lot 108 – 105 Lexington Auction Division



Lot 108 – 105 Lexington Auction Overlay



Lot 109 – 310 Tanglewood Tax Card



Summary

Parcel Number 0017B066
Location Address TANGLEWOOD DR
Legal Description LOT 66 GROVELAND EST
 (Note: Not to be used on legal documents)
Class R4-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 28.651
Acres 4.62
Homestead Exemption No (50)
Landlot/District 185 / 7TH

[View Map](#)

Owner

SOUTHERN FARMS
 % SOUTHERN FARMS INC
 P O BOX 72065
 ALBANY, GA 31708

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	AC: 4000.00	Acres	0	0	0	1	0
Residential	AC: 3000.00	Acres	0	0	0	2	0
Residential	AC: 1500.00	Acres	0	0	0	1.62	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/17/1985	237 390	15 125	\$6,000	Unqualified Sale		SOUTHERN FARMS

Valuation

	2018	2017	2016	2015
Previous Value	\$6,215	\$6,215	\$6,215	\$6,215
Land Value	\$6,215	\$6,215	\$6,215	\$6,215
+ Improvement Value	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0
- Current Value	\$6,215	\$6,215	\$6,215	\$6,215

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

The Worth County Assessor 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 tax roll. All other data is subject to change.

Last Data Upload: 10/24/2018, 7:29:10 AM



Lot 109 – 310 Tanglewood Tax Map



- Legend**
- Parcels
 - Roads

Parcel ID	0017B066	Owner	SOUTHERN FARMS	Last 2 Sales			
Class Code	Residential		% SOUTHERN FARMS INC	Date	Price	Reason	Qual
Taxing District	County		P O BOX 72065	7/17/1985	\$6000	UK	U
	County		ALBANY GA 31708	n/a	0	n/a	n/a
Acres	4.62	Physical Address	TANGLEWOOD DR				
		Assessed Value	Value \$6215				

(Note: Not to be used on legal documents)

Date created: 10/24/2018
 Last Data Uploaded: 10/24/2018 7:29:10 AM

Developed by Schneider
 GEOSPATIAL

Lot 109 – 310 Tanglewood 2018 Property Tax Bill

2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

Worth Co. Tax Office,
 Tabetha Dupriest TC
 201 N. Main St TM-15
 Sylvester, GA, 31791



BILL NUMB. 2018 10208
ACCT NUMB. 59020 010
TAXPAYER SOUTHERN FARMS
MAP NUMBER 00170-0000-000-000
LOCATION LOT 66 GROVELAND EST

If paying by check or money order,
 please include your tax bill number.

PAYMENT AMOUNT \$71.22
ON OR BEFORE 11/15/2018

SOUTHERN FARMS
 % SOUTHERN FARMS INC
 P O BOX 72066
 ALBANY GA 31706

Please return this portion of your bill with your payment in the enclosed envelope

2018 AD VALOREM TAX NOTICE FOR THE COUNTY OF WORTH

YEAR	BILL NUMB	ACCOUNT NUMBER	DI	LOCATION/DESCRIPTION	MAP/PARCEL	FMR MARKET VALUE
2018	10208	510360 010	01	LOT 66 GROVELAND EST	00170-00000-000-000	6,216
DEED BOOK	DEED PAGE	PLAT BOOK	PLAT PAGE	SALE DATE	TOTAL ACRES	
237	390			07/17/1985	4.62	
TAXING ENTITY	ASSESSMENT				TAXES DUE	
COUNTY					2485	31.22
EDA					2485	1.47
SCHOOL					2485	38.53



Scan this code
 with your mobile
 phone to view or
 pay this bill

THIS YEAR TAX \$71.22
TOTAL TAX DUE \$71.22
PAYMENTS: \$0.00

CREDITS ARE LISTED FOR INFORMATION PURPOSES ONLY

SOUTHERN FARMS
 % SOUTHERN FARMS INC
 P O BOX 72066
 ALBANY GA 31706

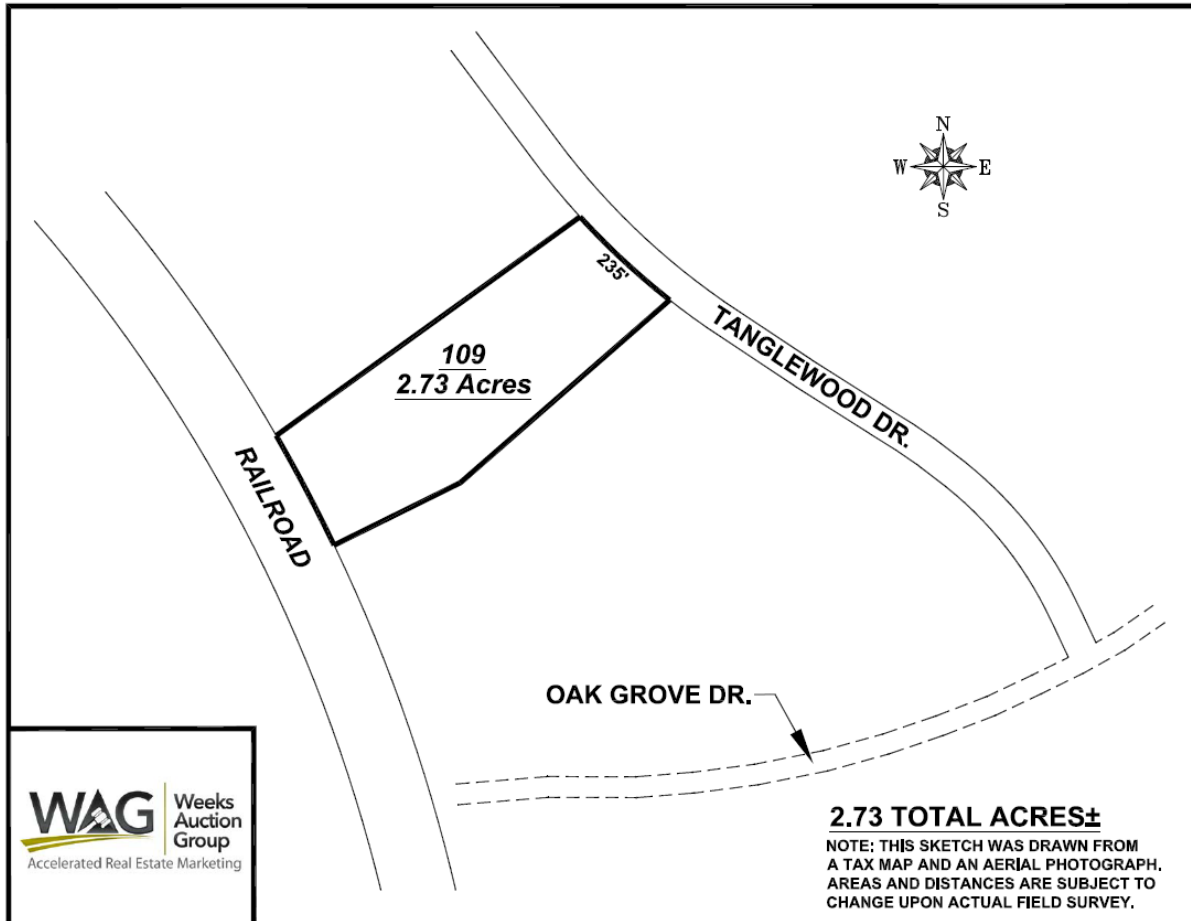
PAYMENT MUST BE MADE ON OR BEFORE
11/15/2018
 YOUR CANCELLED CHECK IS YOUR RECEIPT

Worth Co. Tax Office,
 Tabetha Dupriest TC
 201 N. Main St TM-15
 Sylvester, GA, 31791

PLEASE READ, THIS IS AN IMPORTANT PART OF YOUR TAX BILL

Certain persons are eligible for certain homestead exemptions from ad valorem taxation. In addition to the regular homestead authorized for all homeowners, certain elderly persons are entitled to additional homestead exemptions. The full law relating to each exemption must be referred to in order to determine eligibility for the exemption. If you are eligible for one of the exemptions and are not now receiving the benefit of the exemption, you must apply for the exemption not later than 3/01/2019 in order to receive the exemption in future years. For information on eligibility for exemptions or on the proper method of applying for an exemption, you may contact the office of the County Tax Office at Worth Co. Courthouse 229-776-8204. If you feel that your property has been assigned too high a value for tax purposes by the Board of Tax Assessors, you should file a return reducing the value not later than 04/01/2019 in order to have an opportunity to have this value lowered for next year's taxes. Information on filing a return can be obtained from the County Tax Office at Worth Co. Courthouse and/or 229-776-8204.

Lot 109 - 310 Tanglewood Auction Division



Lot 109 - 310 Tangle Wood Auction Overlay



Go Bid Now!

www.WeeksAuctionGroup.com