



PROPERTY INFORMATION PACKAGE

RETAIL/OFFICE BUILDING
Excellent Investment Opportunity

2501 US Highway 84 (Plant Ave)
Waycross, Georgia

ABSOLUTE
ONLINE AUCTION
August 27, 2020





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2501 US Highway 84 (Plant Ave)
Waycross, Georgia
Ware County

- ❖ 8200± Sq. Ft. Retail/Office Building
- ❖ Great Location- US Highway 84 (Plant Ave) and Lisbon Drive Frontage
- ❖ Show Room | Office Space | Storage with Roll Up Door
- ❖ Parking for 17 | Handicap Accessible
- ❖ Zoned Commercial, C-3 | City Utilities Available

GPS Coordinates: 82° 19' 55.8" W
31° 13' 52.1" N





Overview



Legend

-  Parcels
-  Roads
-  City Labels

Parcel ID 054A01.030
Class Code Commercial
Taxing District 01 County
Acres 0.39

Owner FNB SOUTH NA
 PO DRAWER 2028
 ALMA GA 31510
Physical Address 2501 PLANT AVE
Assessed Value Value \$391361

Last 2 Sales			
Date	Price	Reason	Qual
11/5/2018	0	LG	U
3/26/2008	0	LG	U

(Note: Not to be used on legal documents)

Date created: 7/17/2020
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Developed by  Schneider
 GEOSPATIAL



Summary

Parcel Number 054A01 030
Location Address 2501 PLANT AVE
Legal Description PLANT AVE 2501 BB L1,PT2
 (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 County (District 01)
Millage Rate 32.332
Acres 0.39
Neighborhood 054A-01 (054A01)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)



Owner

FNB SOUTH NA
PO DRAWER 2028
ALMA, GA 31510

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Per Sq Ft \$ 4.25	Square Feet	16,988	0	0	0.39	0

Commercial Improvement Information

Description Retail Stores, General
Value \$299,512
Actual Year Built 1968
Effective Year Built 1985
Square Feet 6822
Wall Height 12
Wall Frames Bearing Wall
Exterior Wall Brick Veneer
Roof Cover Tar & Gravel
Interior Walls Painted Masonry
Floor Construction Reinforced Concrete
Floor Finish Carpet/Vinyl Tile
Ceiling Finish Sheetrock
Lighting Recessed F.F.
Heating Cent. Htg. & A.C.
Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving - Asphalt	1974	30x65 / 0	1	\$1,974
Paving - Asphalt	1974	20x150 / 0	1	\$2,700

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/5/2018	76A 155	A 3705	\$0	Legal	STREAT DONNIE L SR	FNB SOUTH NA
3/26/2008	55Y 50	A 3705	\$475,000	Fair Market Value	SPIVEY JOEL H	STREAT DONNIE L SR
3/26/2008	55Y 49	A 3705	\$0	Legal	SPIVEY MARY J	SPIVEY JOEL H
1/20/2004	46W 2	A 2068	\$0	Title	SPIVEY JOEL H	SPIVEY JOEL H
1/20/2004	44Q 99	A 2058	\$275,000	Fair Market Value	SATILLA HEALTH SERVI	SPIVEY JOEL H
11/23/1992	25O 289		\$125,000	Fair Market Value	LUKE TERRY W	SATILLA HEALTH SERVI
8/12/1992	25G 150		\$75,000	Bank - Non ALT	BANK SOUTH WAYCROSS	LUKE TERRY W
1/8/1991	23K 277		\$87,000	Bank - Non ALT	BANK SOUTH WAYCROSS	BANK SOUTH WAYCROSS

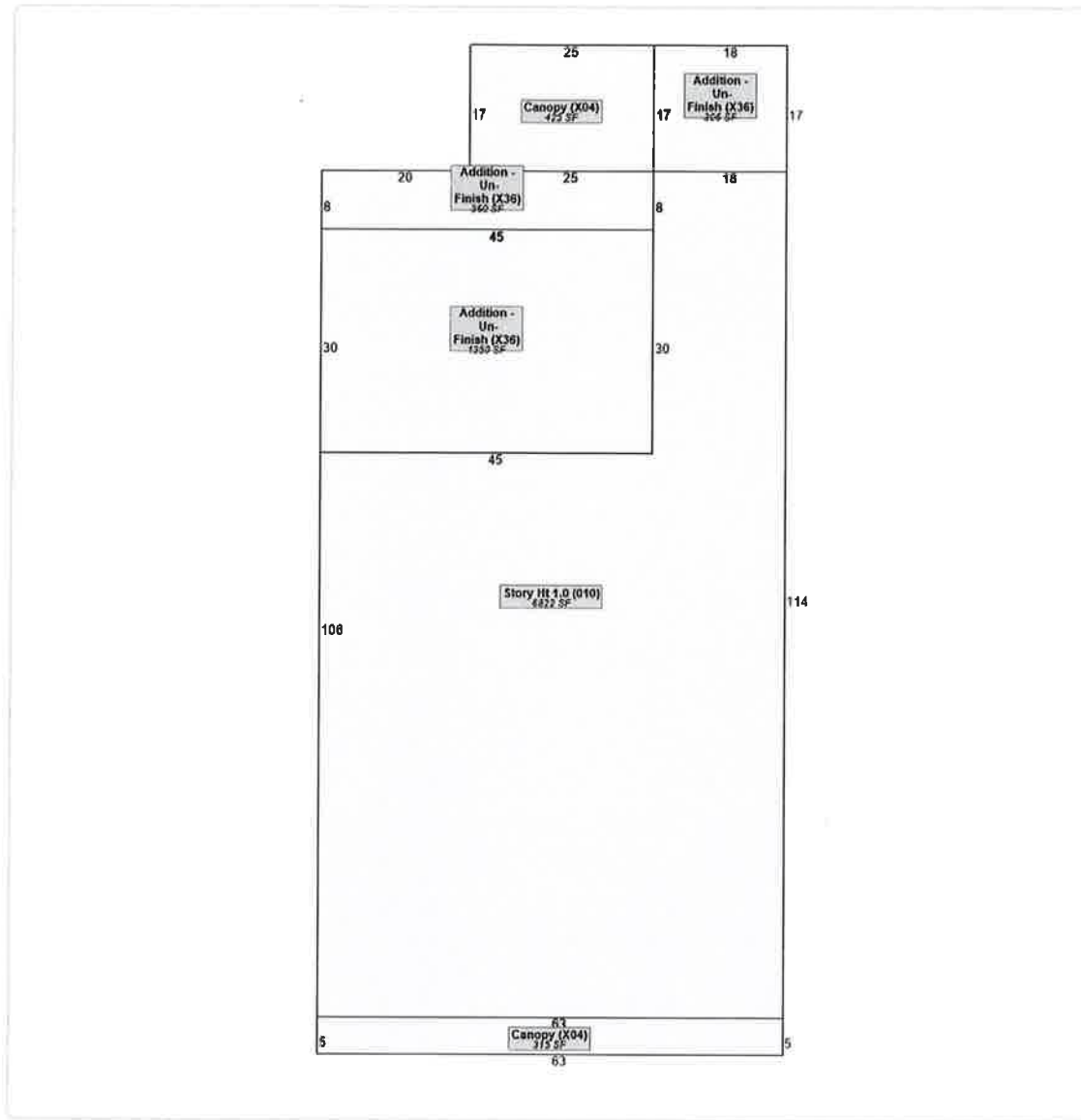
Valuation

	2020	2019	2018	2017	2016
Previous Value	\$376,385	\$376,385	\$376,385	\$376,385	\$376,385
Land Value	\$72,199	\$72,199	\$72,199	\$72,199	\$72,199
+ Improvement Value	\$314,488	\$299,512	\$299,512	\$299,512	\$299,512
+ Accessory Value	\$4,674	\$4,674	\$4,674	\$4,674	\$4,674
= Current Value	\$391,361	\$376,385	\$376,385	\$376,385	\$376,385

Photos



Sketches



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

The Ware 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.

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Version 2.3.70



2019 Property Tax Statement

Roger E. Collins
 Ware County Tax Commissioner
 P.O. Box 1825
 Waycross, GA 31501
 Phone: 912-287-4305
 Fax: 912-287-4468

Bill Number	Due Date	CURRENT YEAR DUE
6203	11/15/2019	\$0.00

Payment Good Through:

Map: 054A 01 030
 Last payment made on: 10/22/2019
 Location: 2501 PLANT AVE

FNB SOUTH NA
 PO DRAWER 2028
 ALMA, GA 31510

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 in future years. You may contact: Ware County Tax Assessor's Office. 912-287-4383. If you feel your property value is too high, you should file a tax return with the Tax Assessor's Office no later than April 1st.

Roger E. Collins
 Ware County Tax Commissioner
 P.O. Box 1825
 Waycross, GA 31501
 Phone: 912-287-4305
 Fax: 912-287-4468



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

Tax Payer: FNB SOUTH NA
Map Code: 054A 01 030
Description: PLANT AVE 2501 BB L1,PT2
Location: 2501 PLANT AVE
Bill Number: 6203
District: 1

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$304,186.00	\$72,199.00	0.39	376385	11/15/2019	7/19/2019		

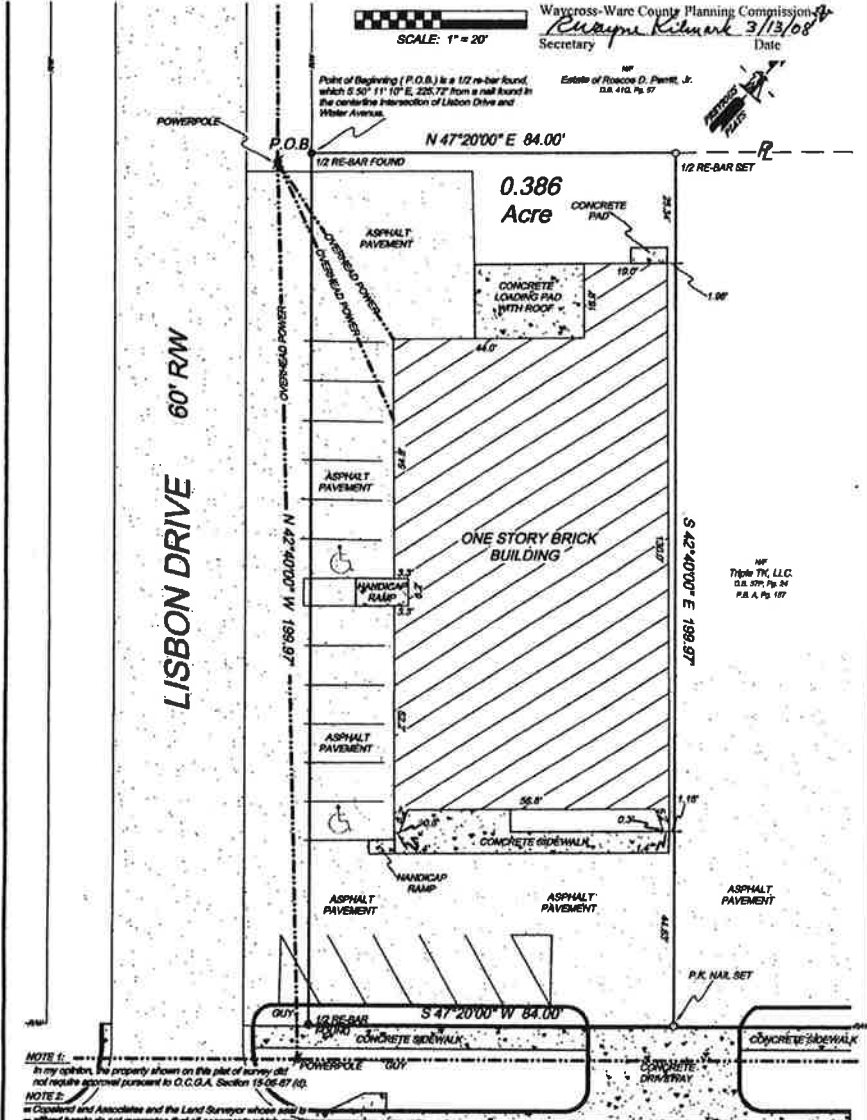
TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	376385	150555	0	150555	0	0.00	0.00	0.00
COUNTY M&O	376385	150555	0	150555	20.827	3135.61	0.00	2340.38
SALES TAX ROLLBACK	0	0	0	150555	-5.282	0.00	-795.23	0.00
SCHOOL M&O	376385	150555	0	150555	16.787	2527.37	0.00	2527.37
TOTALS					32.332	5,662.98	-795.23	4,867.75

DESCRIPTION OF LATE CHARGES	Current Due:	\$4,867.75
Interest: .5625% per month on the day after the original due date.	Penalty:	\$0.00
FIFA Cost: \$10 fee begins 30 days from the date of this notice.	Interest:	\$0.00
Penalty: 5% begins 120 days past original due date. (Exception: Homesteaded Property with a bill under \$500.00). Prior years bills (2014 & earlier) have already accrued the FIFA Cost and 10% penalty. (Possible exception: Adjusted tax bills). In addition, new penalty rates are an additional 5% in 240 days; 5% in 360 days and 5% in 480 days. (Total of penalties shall NOT exceed 20% of the original amount due.)	Other Fees:	\$0.00
	Back Taxes:	\$0.00
	Amount Paid:	\$4,867.75
	TOTAL DUE:	\$0.00

SCALE: 1" = 20'

Waycross-Ware County Planning Commission
Rayna Kilmark 3/13/08
 Secretary Date

Point of Beginning (P.O.B.) is a 1/2 re-bar found, which is 5° 50' 11" 10" E, 225.72' from a nail found in the concrete intersection of Lisbon Drive and Water Avenue.



NOTE 1: In my opinion, the property shown on this plat of survey did not require approval pursuant to O.C.G.A. Section 15-2-47 (d).
 NOTE 2: Copeland and Associates and the Land Surveyor whose seal is hereon do not guarantee that all easements which may affect this property are shown.
 NOTE 3: Except as shown, underground features were not located. When underground features are shown, others may be present but not shown. Utility companies shall be contacted prior to any excavation.

PLANT AVENUE 100' RW



LANDLOT	LSB	LAND DET.	ECCENTY	HAUSE	QTY	WATEROSES	STATE	DATE
FROM POWERPOLE FOUND	0						GEORGIA	MARCH 12, 2008
1/2 RE-BAR SET	0							
CONC. MOUND FOUND	0							
CONC. MOUND SET	0							
NO CORNER SET	A							

TOTAL STATION: TOPCON GTR203
 FIELD CLOSURE: 1" / 3000'
 ANGLE CLOSURE: 3" / ANGLE
 ADJUSTMENT: COMPASS
 PLAT CLOSURE: 1/100,000"
 FIELD SURVEY BY: M.H. & C.B.
 DATA COLLECTOR FILE: 00823
 SURVEY DATE: 3-10-2008
 REF. JOB:
 PLAT BY: MICHAEL HALL
 JOB NO: J08-923

RECORDED THIS 10 day of MARCH 2008 MELBA H. FIVEASH, CLERK RECORDED IN PLAT BOOK A PAGE 3705 @ 1:30 P.M.

Legal Description

Ware County, GA

Tax Parcel ID:

054A01-030

All that certain lot, tract, or parcel of land situate, lying and being in the State of Georgia, County of Ware and more accurately shown and designated on that certain as Built Survey for Genesis DME, Inc., d/b/a Genesis Durable Medical Equipment, FNB South, Coastal Area District Development Authority and/or United States Small Business Administration, as Plant Ave., 2501 BB LI, Pt2, said map or plat prepared by Copeland & Associates, Brad Copeland, GRLS No. 2271, dated March 12, 2008, and recorded in the Office of the Clerk of Superior Court of Ware county, Georgia in Plat Book A, Page 3705. Said plat and plans are incorporated herein by this reference for description and all other purposes.

For More Information

Call



Tony Deloache
229-890-0681

Rowell Auctions
229-895-8388



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