



PROPERTY INFORMATION PACKAGE

*Commercial/Retail Building
Great Location*

120 S. Lee Street
Kingsland, Georgia 31584

Online Auction
March 4, 2021





Table of Contents

1. General Property Description
2. Address & GPS Coordinates
3. Property Tax Aerial & Property Tax Card
4. Legal Description





**120 S. Lee Street
Kingsland, Georgia**

- ❖ 3,384± Sq. Ft. | Former Bank Building
- ❖ Excellent Retail/Professional Opportunity
- ❖ (2) Offices | Conference Room
- ❖ Large Break Room & Vault
- ❖ Drive Thru- Window with 3 Lanes
- ❖ Perfect Location in Downtown Kingsland
- ❖ Lee Street (U.S. Highway 17) Frontage
- ❖ Offers Adjacent Off-Street Parking
- ❖ Just Minutes from I-95
- ❖ 2020 Camden County Taxes \$3,750.61





Overview



Legend

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

Parcel ID	K2101005	Owner	FIRST NATIONAL BANK	Last 2 Sales			
Class Code	Commercial		C/O AMERIS BANK	Date	Price	Reason	Qual
Taxing District	KINGSLAND		P O BOX 3668	1/31/2000	\$550000	FI	U
	KINGSLAND		MOULTRIE, GA 31776	n/a	0	n/a	n/a
Acres	0.33	Physical Address	120 S LEE ST				
		Assessed Value	Value \$235650				

(Note: Not to be used on legal documents)

Date created: 2/3/2021
 Last Data Uploaded: 2/3/2021 7:28:46 AM

Developed by  Schneider
 GEOSPATIAL



Summary

Parcel Number K21 01 005
 Location Address 120 S LEE ST
 Legal Description COMM BLDG/L N LEE ST & W WILLIAM ST
 (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 KINGSLAND (District 02)
 Millage Rate 37.94
 Acres 0.33
 Homestead Exemption No (S0)
 Landlot/District N/A

[View Map](#)



Owner

[FIRST NATIONAL BANK](#)
 C/O AMERIS BANK
 P O BOX 3668
 MOULTRIE, GA 31776

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Commercial - Kingsland	Acres	14,400	160	90	0.33	0

Commercial Improvement Information

Description Bank Branch-C
 Value \$205,100
 Actual Year Built 1960
 Effective Year Built 1975
 Square Feet 3384
 Wall Height 18
 Wall Frames Bearing Wall
 Exterior Wall Brick On Concrete Block
 Roof Cover Composition
 Interior Walls Sheetrock
 Floor Construction Reinforced Concrete
 Floor Finish 80% Carpet
 20% Ceramic Tile
 Ceiling Finish Acoustical Tile
 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	1983	0x0 / 8400	1	\$4,150

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/31/2000	756 567		\$550,000	Financial Institution	BANK-BARNETT	BANK-FIRST NATIONAL

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$235,650	\$235,650	\$237,669	\$307,878	\$308,743
Land Value	\$26,400	\$26,400	\$26,400	\$26,400	\$26,400
+ Improvement Value	\$205,100	\$205,100	\$205,100	\$206,960	\$276,530
+ Accessory Value	\$4,150	\$4,150	\$4,150	\$4,309	\$4,948
= Current Value	\$235,650	\$235,650	\$235,650	\$237,669	\$307,878

Assessment Notices 2019

[277 \(PDF\)](#)

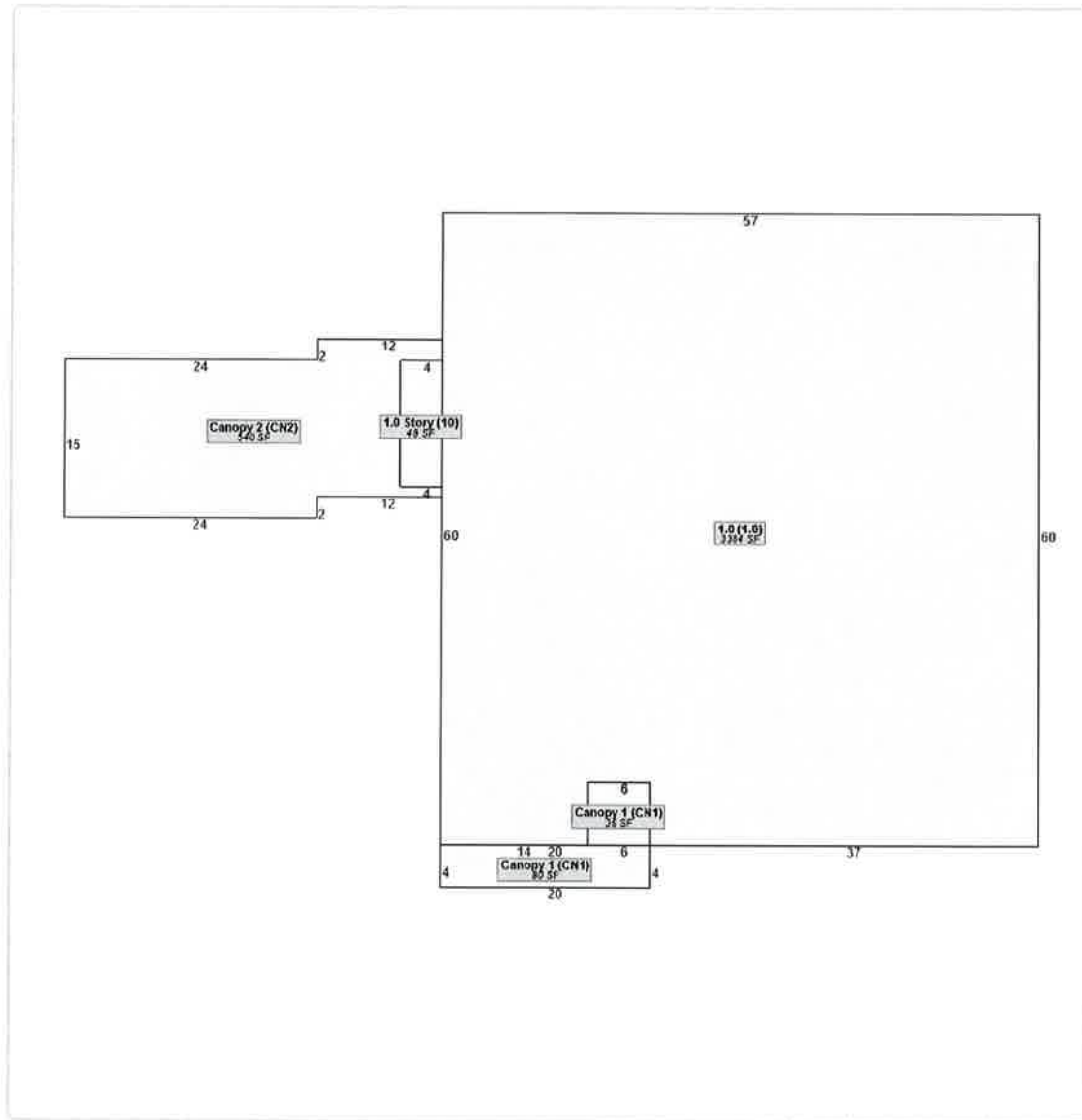
Assessment Notices 2020

[277\(PDF\)](#)

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 information contained herein reflects the values as approved by the Camden County Board of Assessors for the 2020 tax digest. Parcel mapping is current with the latest update shown. Please note that the Assessors' Office establishes values only. The Camden County Tax Commissioner should be contacted with tax bill related questions.

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

Last Data Upload: 2/3/2021, 7:28:46 AM

Developed by
 Schneider
GEOSPATIAL

Version 2.3.104

Legal Description

Tax Parcel #K2I 01 005
120 S. Lee Street
Kingsland, Georgia

ALL THAT CERTAIN tract or parcel of land being a portion of Block No. 23, City of Kingsland, 1606th G.M.D., Camden County, Georgia (said Block No. 23, according to the Official Plan of Kingsland by R.W. Sheffield dated September 16, 1935) and being more particularly described as follows: FOR A POINT OF BEGINNING, commence at an X cut set at the point where the westerly right-of-way line of U.S. Highway No. 17 and No. 25, also known as Lee Street (a 66 foot right-of-way as now established), intersects the northerly right-of-way line of William Street (a 66 foot right-of-way as now established) and run South 78 degrees, 15 minutes, 00 seconds West along last mentioned northerly right-of-way line, a distance of 90.00 feet to a P.K. nail set at a point where the southerly right-of-way line of said William Street intersects the easterly line of a 20 foot public alley (according to the aforementioned plan of Kingsland); run thence North 11 degrees, 45 minutes, 00 seconds West, perpendicular to last mentioned southerly right-of-way line and along last mentioned easterly line, a distance of 160 feet to a P.K. nail set, said point being the southwest corner of lands now or formerly of Robert C. Sweat, Sr. (according to deed recorded in Deed Book 445, Page 46, public records of said county); run thence North 78 degrees, 15 minutes, 00 seconds East, perpendicular to last mentioned easterly line and along the southerly line of said lands of Robert C. Sweat, Sr., a distance of 90.00 feet to an X cut set on the aforementioned westerly right-of-way line of U.S. Highway No. 17 and No. 25; run thence South 11 degrees, 45 minutes, 00 seconds East, perpendicular to last mentioned southerly line and along said westerly right-of-way line of U.S. Highway No. 17 and No. 25, a distance of 160 feet to THE POINT OF BEGINNING.

The land thus described contains 0.33 acres and is subject to any easements of record which may lie within.

Being all and the same property conveyed by the following deeds:

Warranty Deed from Lucille Sheffield Wells and Lillian Sheffield Stover to the State Bank of Kingsland, dated December 14, 1954, recorded December 20, 1954 at Deed Book ZZ, Page 197, aforesaid records.

Warranty Deed from Mamie Carleton to State Bank of Kingsland, dated December 22, 1937, recorded January 11, 1938 at Deed Book LL, Page 565, aforesaid records.

Warranty Deed from Mrs. Henrietta N. Sheffield to State Bank of Kingsland, dated December 22, 1937, recorded January 11, 1938 at Deed Book LL, Page 566, aforesaid records.

For More Information

Call



Tony Deloache
229-890-0681

Rowell Auctions
229-895-8388



We Turn
DIRT to **GOLD**