

Summary

Parcel Number JA08 006
 Location Address 700 NORTH MAIN ST
 Legal Description DIST12 LL271 0.56AC DAVITA
 (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 JASPER (District 02)
 Millage Rate 28.098
 Acres 0.56
 Homestead Exemption No (S0)
 Landlot/District 27 / 12

[View Map](#)



Owner

[MANITOU LIN LLC](#)
 P O BOX 308
 BALL GROUND, GA 30107

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	JASPER \$100,000/LOT	Lot	9,348	0	0	0.56	1

Commercial Improvement Information

Description Office Buildings-5
 Value \$381,451
 Actual Year Built 2007
 Effective Year Built
 Square Feet 5800
 Wall Height 18
 Wall Frames Steel
 Exterior Wall 75% Galvanized Metal
 25% Stone
 Roof Cover Galvanized Metal
 Interior Walls 85% Unfinished
 15% Sheetrock
 Floor Construction Concrete On Ground
 Floor Finish Carpet/Vinyl Tile
 Ceiling Finish 85% No Ceiling
 15% Celotex
 Lighting 85% Mercury Vapor
 15% Standard F.F.
 Heating Cent. Htg. & A.C.
 Number of Buildings 1

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
66Paving-Conc(E) 2" >10000	2007	1x15000 / 0	0	\$15,960
66Fence/Chain Lnk#110-399	2007	4x150 / 600	0	\$3,557

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
1/24/2014	1023 239		\$203,995	SB 346 SALE	COMMUNITY & SOUTHERN BANK	MANITOU LIN LLC
11/6/2012	980 679		\$0	DEED UNDER POWER	THOMASON TERRY L	COMMUNITY & SOUTHERN BANK
2/7/2006	711 250		\$24,000	FAIR MARKET VALUE	DEAN KENNETH	THOMASON TERRY L
2/7/2006	711 248		\$0	ESTATE	REECE FRANK & IRENE	DEAN KENNETH
1/1/1945			\$1,600	FAIR MARKET VALUE		REECE FRANK

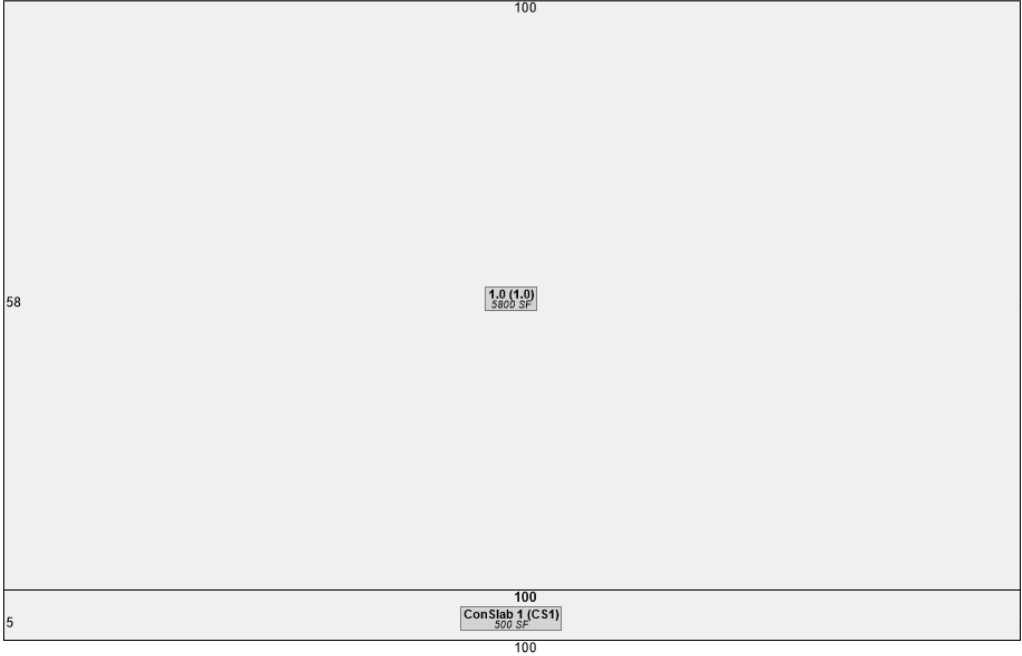
Valuation

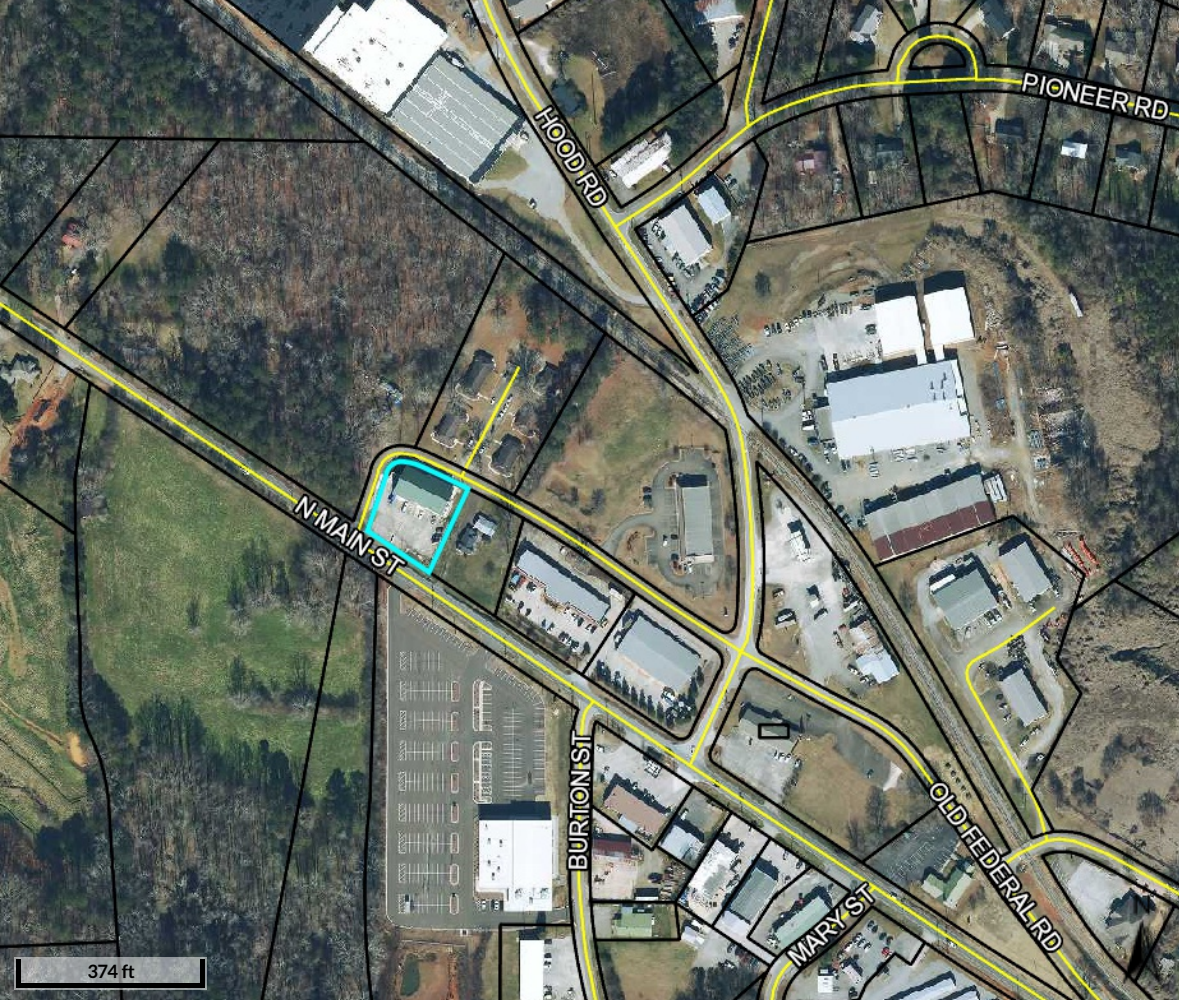
	2022	2021	2020	2019
Previous Value	\$284,655	\$284,655	\$284,655	\$284,655
Land Value	\$100,000	\$100,000	\$100,000	\$100,000
+ Improvement Value	\$381,451	\$165,138	\$165,138	\$165,138
+ Accessory Value	\$19,517	\$19,517	\$19,517	\$19,517
= Current Value	\$500,968	\$284,655	\$284,655	\$284,655

Photos



Sketches





HOOD RD

PIONEER RD

N MAIN ST

BURTONIST

MARY ST

OLD FEDERAL RD

374 ft



700

Davita

700
Davita

Handicap
Van Accessible

Handicap
Van Accessible



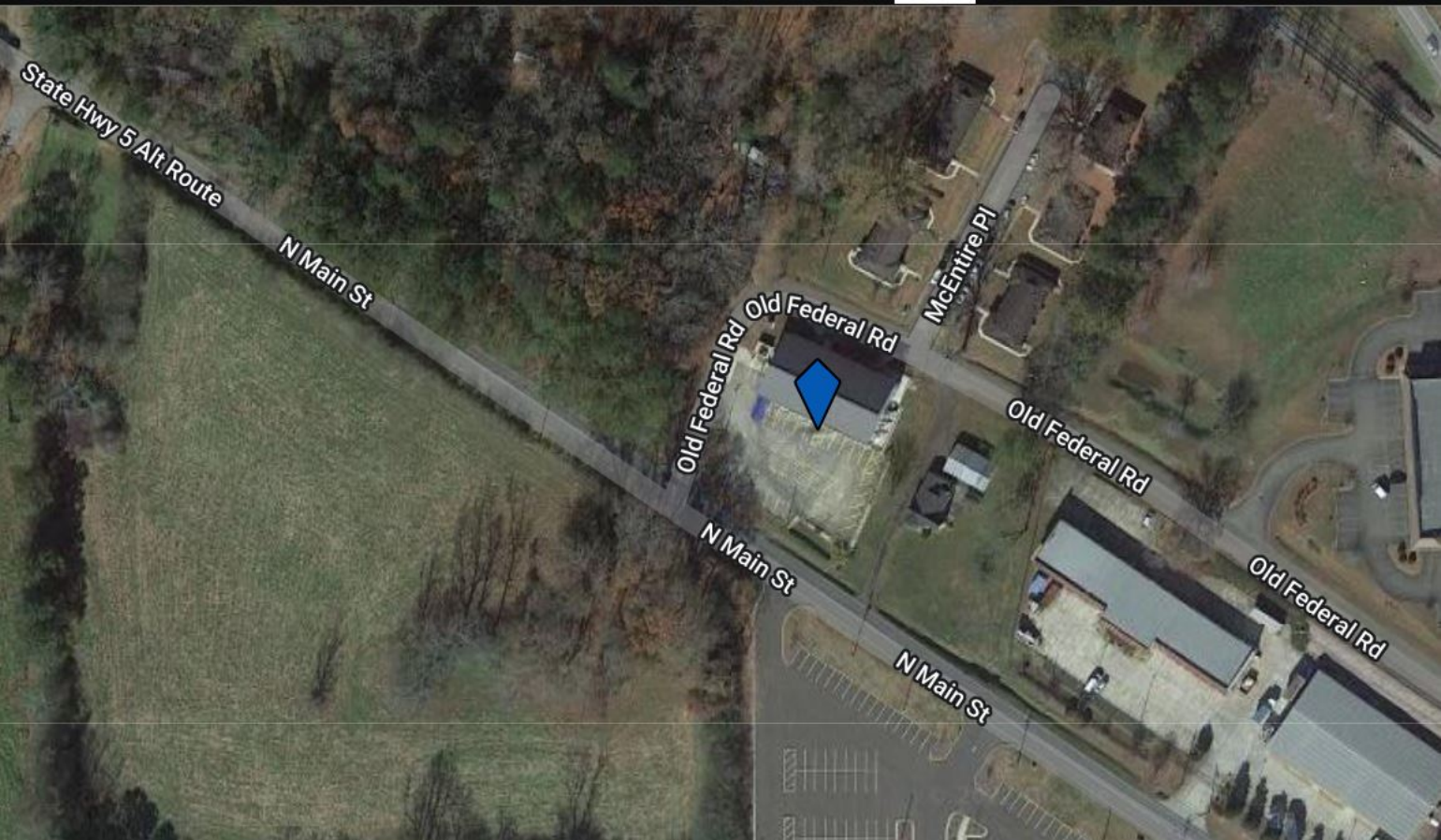
700

Davita



Davita
Home Care
RECEIVING





State Hwy 5 Alt Route

N Main St

Old Federal Rd

Old Federal Rd

McEntire Pl

Old Federal Rd

N Main St

N Main St

Old Federal Rd



700

Davita



	SF Rate	Square Footage	Rental Rate Annual rate	Monthly Rate
Rental Rate	\$11.73	6000	\$70,380.00	\$5,865.00

	Annual Cost	CAMS	Monthly Cost
County Tax	\$2,480.94		\$206.75
City Tax	\$632.84		\$52.74
Insurance	\$7,656.50		\$638.04
	\$10,770.28		\$897.52
		Gross Monthly	\$6,762.52
		NOI	\$70,380.00

Sales Price AUCTION

10 Year Contract Commenced September 2020
 Three 5 Year Renewals
 2 Percent Annual Escalations
 Landlord responsible for the roof only

