



LOCATION

Property Address	1602 Ohara Standard Rd GA
Subdivision	
County	Wilkes County, GA
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	108 007
Alternate Parcel ID	4504
Account Number	
District/Ward	03
Census Tract/Block	
Assessor Roll Year	2017

PROPERTY SUMMARY

Property Type	Conservation
Land Use	Consv Use Large Tract
Improvement Type	One Family
Square Feet	1536
CURRENT OWNER	
Name	Washington Georgia LLC % Dan S Blalock Jr
Mailing Address	1101 6th Ave W Ste 101 Bradenton, FL 34205-7743

SALES HISTORY THROUGH 04/26/2018

Date	Amount	Buyer/Owners	Buyer/Owners 2	Instrument	No. Parcels	Book/Page Or Document#
9/23/2009		Washington Georgia LLC		Unqualified Sale		281/14
1/11/2007	\$982,928	Washington Georgia LLC		Land Market Sale		254/296
10/15/2002	\$141,600	Merck Doug 25% Int		Unqualified Sale		205/461
6/28/2002	\$555,568	Black E Ray 25% Int		Unqualified Sale		202/132
6/19/1997		Delta Dream Properti		Unqualified Sale		164/381
6/19/1997	\$100	Delta Dream Properti		Unqualified Sale		164/380
1/1/1996	\$330,000	Leblanc Mary Louise		Land Market Sale		158/618

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2017	Assessment Year	2017

Appraised Land	\$539,761	Assessed Land	\$215,904
Appraised Improvements	\$96,642	Assessed Improvements	\$38,657
Total Tax Appraisal	\$636,403	Total Assessment	\$254,561
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2017			\$7,236.15
2016			\$7,359.61
2015			\$7,405.18
2014			\$6,291.44
2013			\$3,008.51

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	One Family	Condition	Average	Units	
Year Built	2014	Effective Year	2014	Stories	1
BRs	2	Baths	2 F H	Rooms	5
Total Sq. Ft.	1,536				
Building Square Feet (Living Space)		Building Square Feet (Other)			
1.0 Story 1,536		Covered Porch/Low 84			
		Screen Porch 480			

- CONSTRUCTION

Quality		Roof Framing	Gable
Shape		Roof Cover Deck	Metal
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Carpet/Tile
Foundation	Masonry	Interior Finish	Sheetrock
Floor System	Wood Joist	Air Conditioning	Central Heat/Ac
Exterior Wall	Hardi Board Siding	Heat Type	Central Heat/Ac
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Docks / Avg	15X20	2014	
Pump House	4X6	2014	

PROPERTY CHARACTERISTICS: LOT

Land Use	Consv Use Large Tract	Lot Dimensions	
Block/Lot		Lot Square Feet	18,615,727
Latitude/Longitude	33.854583°/-82.606369°	Acreage	427.36

Type	Land Use	Size	Tax Assessor Value
Woodlands		17.27	
Woodlands		137.32	
Woodlands		219.60	
Woodlands		53.17	
Timberland 93		0.53	
Timberland 93		19.22	
Timberland 93		73.75	
Timberland 93		195.51	
Timberland 93		25.53	
Timberland 93		71.35	
Timberland 93		3.50	
Timberland 93		30.11	
Timberland 93		0.74	
Timberland 93		7.12	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Tank Gas	Road Type	Interstate No Road
Electric Source	No Electricity	Topography	Level
Water Source	No Water	District Trend	Static
Sewer Source	No Sewer	Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	10/200E
Block/Lot		District/Ward	03
Description	Howard Tract Gmd-179 Pb 7-46		

FLOOD ZONE INFORMATION

Zone Code	Flood Risk	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13181C0100A	07/06/2010
X	Minimal	Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	13317C0200B	07/22/2010
A	High	Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	13181C0100A	07/06/2010
A	High	Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	13317C0200B	07/22/2010