

Go Bid
NOW!

Property Information

*Move-In Ready Commercial
Property*

*Final Contract to Include a
10% Buyer's Premium*

Online Only Auction



**1213 East Jackson Street
Thomasville, Georgia 31792
Tuesday, September 27, 2022, at 2:00 pm**



WEEKS AUCTION GROUP
ACCELERATED REAL ESTATE MARKETING

(229)890-2437

www.WeeksAuctionGroup.com

Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of this 1,645 Sq Ft Commercial Property.

This move-in ready commercial property is being offered at online auction. After nearly 10 years of serving the Thomasville community, the owners of Healthy Solutions of Weight Loss have decided to retire and sell this wonderful property. With new HVAC, beautifully restored hardwood floors, and 5 rooms located on ½ acre lot, this property is ready to meet your commercial needs. This is a wonderful investment or business opportunity in thriving Thomasville, Georgia. Browse and bid today.

Bidding for this property will open on September 13, 2022, at 10:00 am eastern time and continue to September 27, 2022. Bidding will begin closing at 2:00 pm eastern time subject to auto extensions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.com. Prior to placing any bids please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the “Documents” tab.

Please don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely,
Weeks Auction Group, Inc.

Ethan Vick
Auction Coordinator



Auction Date and Time:

Tuesday, September 27, 2022 at 2:00 pm

Open House Dates and Times:

Wednesday, September 21, 2022 from 3:30 pm – 5:30 pm

Monday, September 26, 2022 from 4:00 pm – 6:00 pm

Call for showing instructions or to schedule a private showing of the property.

For More Information Contact:

Ethan Vick
Weeks Auction Group, Inc.
(229) 890-2437 – Office
(229) 225-8660 – Cell
Ethan@BidWeeks.com

Property Information

Property Address: 1213 East Jackson Street, Thomasville, Georgia 31792

Auction Date: Tuesday, September 27, 2022, at 2:00 pm

Property Size: .56 +/- Acre Lot

Assessor's Parcel Numbers: Thomas – 011 021005

Tax Bill Amount: Thomas County – \$811.33
City of Thomasville – \$1,417.86

Driving Directions: From the intersection of US 19 and US 319, head south on US 319 / Jackson Street. Continue 1.4 Miles and Property is on your right. ***Watch for Auction Signs!***

From Downtown Thomasville, head north on E. Jackson Street. Property is on the left approximately 1.3 miles from Downtown Thomasville. ***Watch for Auction Signs!***

Important Selling Features:

- 1,645 Sq. Ft. Commercial Office
- High Visibility on E. Jackson Street
- Average Daily Traffic Count of 15,400
- 5 Rooms / 2 Bath
- Beautiful Restored Hardwood Floors
- .56 +/- Acre Lot
- Zoned C-1 Commercial
- Future Expansion Potential
- Shared Paved Drive
- HVAC less than 1 year Old
- Additional Storage Building
- Minutes from Historic Downtown Thomasville.

Aerial Map



Floorplan



Tax Card Parcel – Page 1

011 021005

 **qPublic.net**™ Thomas County, GA

Summary

Parcel Number 011 021005
 Location Address 1213 E JACKSON ST
 Legal Description 1213 E JACKSON 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.)
 Zoning C-1
 Tax District 01 City of Thomasville (District 01)
 Millage Rate 28.292
 Acres 0.56
 Neighborhood CLERMONT/DUNEDIN (14005)
 Homestead Exemption No (50)
 Landlot/District 55 / 13

[View Map](#)



Owner

Healthy Solutions Weight Loss of
 Thomasville LLC
 1213 E Jackson Street
 Thomasville, GA 31792

The owner above is the owner as of Jan 1, 2021. Look at the Sales section below for most recent owner.

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Commercial SQ FT \$ 6	Square Feet	24,394	82	300	0.56	0

Residential Improvement Information

Style One Fam-Rental
 Heated Square Feet 1645
 Interior Walls Plaster
 Exterior Walls Aluminum
 Foundation Conc Wall/Msnry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1946
 Roof Type Shingle Asphalt
 Flooring Type Oak
 Heating Type CH A/C
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 2
 Value \$76,995
 Condition Average
 House Address 1213 JACKSON ST

Style One Fam-Rental
 Heated Square Feet 616
 Interior Walls Conc Blk
 Exterior Walls Aluminum
 Foundation Conc Wall/Msnry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1972
 Roof Type Shingle Asphalt
 Flooring Type Concrete
 Heating Type No Heating
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 1
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 4
 Value \$23,411
 Condition Average
 House Address 1213 JACKSON ST

Tax Card Parcel – Page 2

011 021005

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Paving, Asphalt	2006	1x4550 / 0	1	\$3,175
Canopy, Low Cost Residential	2000	18x20 / 0	0	\$334

Permits

Permit Date	Permit Number	Type
06/07/2007	07-905	ROOF
04/12/2006	525	SIGN
12/14/2005	1381	PAVING
12/02/2004	1154	ADDITION

Sales

NOTE: Deed information from sales prior to the 1990's maybe approximate.

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/29/2015	1969 132	1 23	\$160,000	Fair Market Value	Schenk Connie N & Larry A (wros)	Healthy Solutions Weight Loss of
2/21/2005	1174 394	1174 396	\$0	Title Clarification/Correction	Schenk Connie N & Larry A (wro)	Schenk Connie N & Larry A (wros)
7/9/2004	1116 101	5N 347	\$133,000	Fair Market Value	TUCKER HOWELL M	Schenk Connie N & Larry A (wros)
1/31/1980	134 674		\$42,000	Qualify this sale		TUCKER HOWELL M

Valuation

	2022	2021	2020	2019
Previous Value	\$197,034	\$196,472	\$196,472	\$195,852
Land Value	\$109,773	\$109,773	\$109,773	\$109,773
+ Improvement Value	\$100,406	\$83,748	\$82,961	\$82,961
+ Accessory Value	\$3,509	\$3,513	\$3,738	\$3,738
= Current Value	\$213,688	\$197,034	\$196,472	\$196,472

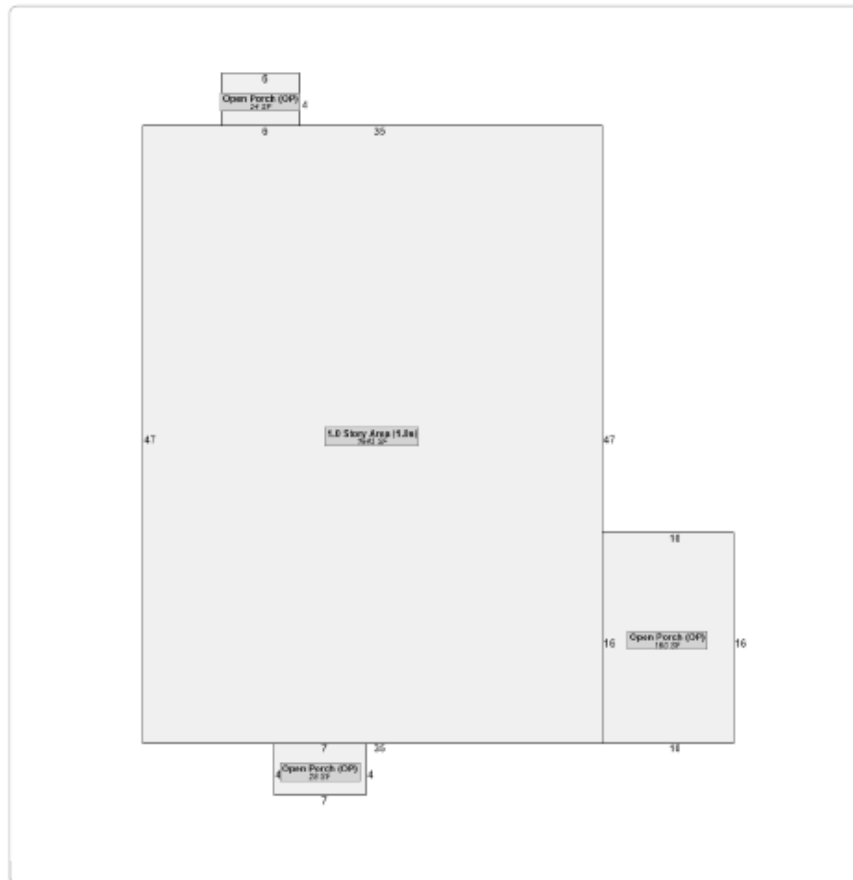
2022 values are tentative.

Photos

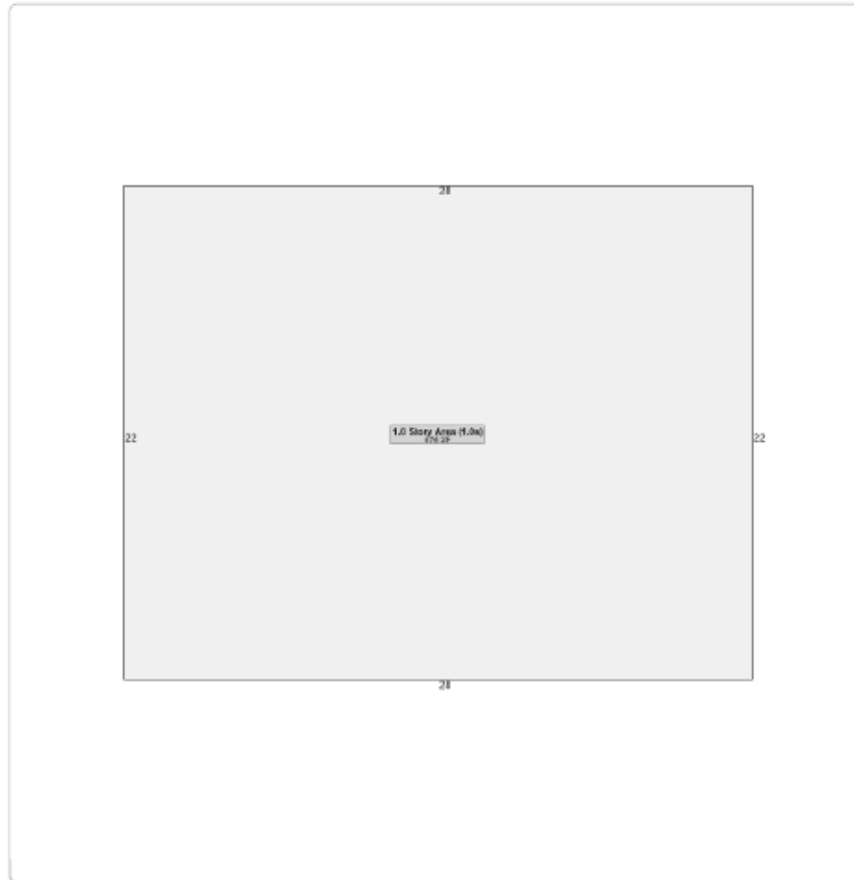


Sketches

Tax Card Parcel – Page 3
011 021005



Tax Card Parcel – Page 4 011 021005



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

The Thomas 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 2021 Certified Values. All other data is subject to change.

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[Last Data Upload: 8/3/2022, 6:37:01 PM](#)

Developed by
Schneider
GEO SPATIAL

Version 2.3.210

Tax Map Parcel
011 021005

qPublic.net™ Thomas County, GA



Parcel ID	011 021005	Owner	Healthy Solutions Weight Loss of	Last 2 Sales			
Class Code	Commercial		Thomasville LLC	Date	Price	Reason	Qual
Taxing District	01 City of Thomasville		1213 E Jackson Street	6/29/2015	\$160000	FM	Q
Acres	0.56		Thomasville, GA 31792	2/21/2005	0	15	U
		Physical Address	1213 E JACKSON ST				
		Assessed Value	Value \$213688				

(Note: Not to be used on legal documents)

Date created: 8/3/2022
 Last Data Uploaded: 8/3/2022 6:37:01 PM
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 GEOSPATIAL

County Property Tax Bill 2021

2021 Property Tax Statement

Alicia Hester
 Thomas County Tax Commissioner
 P.O. Box 2175
 Thomasville, GA 31799


HEALTHY SOLUTIONS WEIGHTTHOMASVILLE
 LLC
 1213 E JACKSON STREET
 THOMASVILLE, GA 31792

Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2021-10305	11/15/2021	\$0.00	\$811.93	\$0.00	Paid 10/08/2021

Map: 00110-00021-005-000
 Location: 1213 JACKSON ST E
 Account No: 309150 010

RETURN THIS PORTION WITH PAYMENT

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

Alicia Hester Thomas County Tax Commissioner P.O. Box 2175 Thomasville, GA 31799		Tax Payer: HEALTHY SOLUTIONS WEIGHTTHOMASVILLE LLC Map Code: 00110-00021-005-000 Real Description: 1213 E JACKSON ST Location: 1213 JACKSON ST E Bill No: 2021-10305
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Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.5600	\$197,034.00	11/15/2021	08/25/2021		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$78,813	\$0	\$78,813	0.008633	\$918.09	-\$237.70	\$680.39
EMER SER		\$0	\$78,813	\$0	\$78,813	0.001669	\$131.54	\$0.00	\$131.54
TOTALS					0.010302	\$1,049.63	-\$237.70	\$811.93	

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 now receiving the benefit of the exemption, you must apply for the exemption not later than April 1st 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 the office of the County Tax Office at 225 N. Broad St or (229) 225-4136. 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 tax return reducing the value not later than April 1st 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 225 N. Broad St or (229) 225-4136.

LOCAL OPTION SALES TAX CREDIT:
 The General Assembly reenacted the Local Option Sales Tax Act and another part of your bill shows the dollar amount of reduction of local property taxes which you have received. The law now requires the following additional information to be provided to each taxpayer.

Current Due	\$811.93
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$811.93
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	10/08/2021

City Property Tax Bill 2021

Tax Inquiry						Next Screen <input style="width: 50px;" type="text"/>																										
Stmt Mult Yrs		Statement - 1 Yr	Comments	Charge Detail	Payment History	Mortgage Code	Owner Search																									
Organization # 2	Int/Disc Date <input style="width: 100px;" type="text" value="92022"/>																															
PIN # <input style="width: 200px;" type="text" value="110-21-5"/>	Account # <input style="width: 100px;" type="text" value="101455"/>																															
Next Year <input style="width: 50px;" type="text" value="2016"/>	Prop Type <input style="width: 50px;" type="text" value="R"/>		Print <input type="checkbox"/>																													
Site Address 1213 JACKSON ST E THOMASVILLE GA																																
Year	Levied Tax	Unpaid Tax	Unpaid Fee	ID to Dt	Tot. Pd/Adj	Balance																										
2022	1402.99+	1402.99+		42.09-		1360.90+																										
2021	1417.86+				1417.86-																											
2020	1447.77+				1447.77-																											
2019	1462.62+				1462.62-																											
2018	1473.99+				1473.99-																											
2017	1406.34+				1406.34-																											
2016	1143.62+				1143.62-																											
					Balance All Yrs	1360.90+																										
<table style="width: 100%; border: none;"> <tr> <th style="text-align: left; width: 45%;">Owner Name</th> <th style="text-align: left; width: 20%;">Auxillary Files</th> <th style="text-align: left; width: 20%;">Current Tax Year</th> <th style="text-align: left; width: 10%;">Class</th> <th style="text-align: left; width: 5%;">C1C3</th> </tr> <tr> <td>HEALTHY SOLUTIONS WEIGHT</td> <td>COMM</td> <td>Assd 85475+</td> <td></td> <td></td> </tr> <tr> <td>THOMASVILLE LLC</td> <td></td> <td>Exmt</td> <td>AC/SF</td> <td>5600.00 A</td> </tr> <tr> <td>1213 E JACKSON STREET</td> <td></td> <td>Txbl 85475+</td> <td></td> <td></td> </tr> <tr> <td>THOMASVILLE GA 31792</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>								Owner Name	Auxillary Files	Current Tax Year	Class	C1C3	HEALTHY SOLUTIONS WEIGHT	COMM	Assd 85475+			THOMASVILLE LLC		Exmt	AC/SF	5600.00 A	1213 E JACKSON STREET		Txbl 85475+			THOMASVILLE GA 31792				
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THOMASVILLE GA 31792																																

Legal Description

Tax Parcel Number: 011 021005

Property Description: 1213 East Jackson Street, Thomasville, Georgia 31792

ALL THAT TRACT OR PARCEL OF LAND situate, lying and being in the City of Thomasville, Thomas County, Georgia, and being Lot Number 9 in the subdivision known as "LAKEVIEW SUBDIVISION" as shown by a plat of survey of "Lakeview Subdivision" recorded in Book 5-N, Folio 347 of the Public Records of Thomas County, Georgia, and also being more particularly identified on an individual plat of survey prepared by James A. Anderson, Jr., Reg. Surveyor, on October 31, 1969, a copy of which is recorded in Plat Book 1, Page 23 of the Public Records of Thomas County, Georgia, which said plats of survey by reference thereto are incorporated herein and made a part hereof for a more definite description.

The above described in is conveyed subject to a Joint Use Driveway Agreement dated February 21, 2005 and recorded March 3, 2005 in Deed Book 1174, Page 394 of the Public Records of Thomas County, Georgia.

The above described property is the same land conveyed by Warranty Deed dated February 21, 2005 and recorded March 3, 2005 in Deed Book 1174, Page 394 of the Public Records of Thomas County, Georgia.

Go Bid Now!



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