

Board of Tax Assessors

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Owner and Parcel Information

Owner Name	Melhana Beach Properties L L C	Today's Date	September 03, 2009
Mailing Address	c/o Nelson Davis	Parcel Number	079 006 B
	301 Showboat Lane Thomasville, GA 31792	Tax District	Fire District 02 (District 03)
Location Address	22233 S U S HWY 319	2008 Millage Rate	21.933
Legal Description	22233 US HWY 319 S / 29.2 AC	Acres	29.2
Class Code (NOTE: Not Zoning Info)	A5-Agricultural	Special	Street Light Assessment
Neighborhood		Homestead Exemption	No (S0)
Landlot/District	237/18	Parcel Map	Show Parcel Map
Water	Well	Sewer	Septic Tank
Electric	Electricity	Gas	Tank Gas
Topography	Level	Drainage	Fair
Road Class	Federal	Parcel Road Access	Paved

2009 Preliminary Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$206,266	\$2,671,004	\$62,504	\$2,939,774	\$2,965,052

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	3	0.85
RUR	Open Land	Rural	2	6.47
RUR	Woodlands	Rural	2	21.88

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
Apartments	852	Sheetrock	Brick Veneer	No Attic	None Full Fin	1975	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Baths	Value	Cond	Number Fire Pl	Sketch
Shingle Asphalt	Oak	CH AC	0/0/2.0	\$93,694	Average	0	Sketch Building 1
Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
Apartments	432	Sheetrock	Brick Veneer	0	432 Unfinished	1945	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Baths	Value	Cond	Number Fire Pl	Sketch
Shingle Asphalt	Oak	CH AC	1/1/1.0	\$68,680	Average	1	Sketch Building 2
Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	2,404	Plaster	Wood Siding	0	2,404 50% Finished	1945	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Baths	Value	Cond	Number Fire Pl	Sketch
Shingle Asphalt	Pine	CH AC	0/0/2.0	\$141,906	Average	1	Sketch Building 3

<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	738	Pine	Brick Veneer	0	0	1945	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Concrete	No Heating	0/0/0.0	\$41,724	Average	0	Sketch Building 4
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
Apartments	1,400	Painted Masnry	Brick Veneer	0	0	1942	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Concrete	CH AC	2/0/2.5	\$133,560	Average	1	Sketch Building 5
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	1,760	Plaster	Wood Siding	720 Finished	0	1940	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Pine	CH AC	0/0/1.0	\$55,076	Average	1	Sketch Building 6
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	425	Sheetrock	Brick Veneer	0	0	1935	NA
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Slate	Concrete	No Heating	0/0/0.0	\$20,938	Average	0	Sketch Building 7
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
Apartments	1,400	Painted Masnry	Brick Veneer	No Attic	None Full Fin	1935	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Carpet	CH AC	1/0/1.5	\$124,992	Average	0	Sketch Building 8
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
Apartments	585	Painted Masnry	Brick Veneer	No Attic	None Full Fin	1930	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Oak	CH AC	0/0/2.5	\$51,148	Average	0	Sketch Building 9
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	2,502	Painted Masnry	Brick on Br, CB or Tile	No Attic	None Full Fin	1930	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Oak	CH AC	8/8/8.0	\$260,214	Average	0	Sketch Building 10
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
Apartments	1,260	Painted Masnry	Brick on Br, CB or Tile	No Attic	None Full Fin	1930	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>

Shingle Asphalt	Oak	CH AC	3/3/3.0	\$49,840	Average	0	Sketch Building 11
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
Apartments	1,000	Painted Masnry	Brick Veneer	No Attic	None Full Fin	1930	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Oak	CH AC	2/2/2.0	\$91,245	Average	0	Sketch Building 12
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	985	Plaster	Brick Veneer	0	0	1926	NA
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Slate	Pine	Cen Heat (FA)	0/0/2.0	\$71,757	Average	1	Sketch Building 13
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	2,928	Pine	Wood Siding	3,597 50% Finished	0	1926	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Pine	CH AC	0/0/2.0	\$206,644	Average	1	Sketch Building 14
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	3,384	Panel	Wood Siding	0	0	1920	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Shingle Asphalt	Pine	CH AC	0/0/2.0	\$177,536	Average	2	Sketch Building 15
<u>Style</u>	<u>Heated Sq Ft</u>	<u>Interior Walls</u>	<u>Exterior Walls</u>	<u>Attic Area Sq Ft</u>	<u>Basement Area Sq Ft</u>	<u>Year Built</u>	<u>Photo</u>
One Family	7,972	Plaster	Wood Siding	0	0	1830	Building Images
<u>Roof Type</u>	<u>Flooring Type</u>	<u>Heating Type</u>	<u>Rooms Bedrooms/Baths</u>	<u>Value</u>	<u>Cond</u>	<u>Number Fire Pl</u>	<u>Sketch</u>
Slate	Pine	CH AC	0/0/9.0	\$1,082,050	Average	1	Sketch Building 16

Accessory Information

<u>Description</u>	<u>Year Built</u>	<u>Dimensions/Units</u>	<u>Value</u>
Implement Shed, Flr or Wls &Rf	1999	50x75 0	\$7,588
Canopy, Average	1999	26x50 0	\$3,006
Utility Bldg, Unfinished	1999	12x25 0	\$1,555
Bath House	1999	22x12 0	\$4,993
Greenhouse, Wood Lath		11x196 0	\$937
Tennis Court, Synthetic		1x7200 0	\$18,860
Housesite w/Deep Well		1x1 1	\$7,000
Implement Shed, Flr, Wls & Rf		40x100 0	\$8,162
Canopy, Average		35x80 0	\$4,133
Utility Bldg, Unfinished		10x35 0	\$1,243
Utility Bldg, Unfinished		10x35 0	\$1,243
Utility Bldg, Unfinished		30x21 0	\$2,080
Utility Bldg, Unfinished		24x20 0	\$1,704

Sale Information

<u>Sale Date</u>	<u>Deed Book</u>	<u>Plat Page</u>	<u>Price</u>	<u>Reason</u>	<u>Grantor</u>	<u>Grantee</u>
12-14-2004	1155 10		\$3,575,545	Legal/Forced Sale	Lewis Charlie E	Melhana Beach Properties L L C
08-10-2004	1124 196	1 53A	\$0	Title Clarification/Correction	Hogan William F & Mary S	Thomasville Payroll Development Authorit
05-29-2003	1005 404		\$0	Name Change	LEWIS CHARLIE E &	Melhanna Development Company LLC
11-18-1996	546 209		\$900,000	Fair Market Value		LEWIS CHARLIE E &
04-27-1993	381 228	1 42A	\$0	Title Clarification/Correction	Thomasville Payroll Developmen	Hogan William & Mary S

Permit Information

<u>Permit Date</u>	<u>Permit Number</u>	<u>Type</u>	<u>Description</u>
04-10-2007	152-07	ROOF	OWNER CHARLIE LEWIS CON MASTER ROOFING RE-ROOF BP \$6000

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Owner and Parcel Information

Owner Name	Melhana Beach Properties LLC	Today's Date	September 03, 2009
Mailing Address	c/o Nelson Davis	Parcel Number	079 006 A
	301 Showboat Lane Thomasville, GA 31792	Tax District	Fire District 03 (District 04)
Location Address	100 SHOWBOAT LN	2008 Millage Rate	21.220
Legal Description	10.02 AC/100 & 120 SHOWBOAT LN OFF US HWY 319	Acres	10.02
Class Code (NOTE: Not Zoning Info)	A4-Agricultural	Special	
Neighborhood		Homestead Exemption	No (50)
Landlot/District	245/18	Parcel Map	Show Parcel Map
Water	Well	Sewer	Septic Tank
Electric	Electricity	Gas	Tank Gas
Topography	Level	Drainage	Fair
Road Class	Federal	Parcel Road Access	Paved

2009 Preliminary Value Information

Land Value	Improvement Value	Accessory Value	Total Value	Previous Value
\$75,125	\$295,947	\$36,735	\$407,807	\$405,338

Land Information

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	10.02

Improvement Information

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	2,495	Sheetrock	Brick Veneer	0	0	1950	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Baths	Value	Cond	Number Fire Pl	Sketch
Slate	Concrete	No Heating	0/0/1.0	\$79,300	Average	1	Sketch Building 1

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	3,312	Plaster	Brick Veneer	0	0	1950	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Baths	Value	Cond	Number Fire Pl	Sketch
0	Concrete	No Heating	0/0/2.0	\$139,159	Average	1	Sketch Building 2

Style	Heated Sq Ft	Interior Walls	Exterior Walls	Attic Area Sq Ft	Basement Area Sq Ft	Year Built	Photo
One Family	1,632	Plaster	Wood Siding	0	0	1934	Building Images
Roof Type	Flooring Type	Heating Type	Rooms Bedrooms/Baths	Value	Cond	Number Fire Pl	Sketch
Slate	Oak	Cen Heat (FA)	0/0/2.0	\$77,488	Average	1	Sketch Building 3

Accessory Information

Description	Year Built	Dimensions/Units	Value
Pool, Residential Gunite	1997	21x60 0	\$20,735
Housesite w/Deep Well		1x1 2	\$14,000
Housesite, Large, No Well		1x1 1	\$2,000

Sale Information

Sale Date	Deed Book	Plat Page	Price	Reason	Grantor	Grantee
12-14-2004	1155 13		\$0	Legal/Forced Sale	Melhanna Development Company L	Melhanna Beach Properties LLC
05-29-2003	1005 404		\$0	Name Change	LEWIS CHARLIE E &	Melhanna Development Company LLC
07-18-1995	479 142		\$400,000	Fair Market Value		LEWIS CHARLIE E &

Permit Information

Permit Date	Permit Number	Type	Description
11-30-2006	80040	ELECTRIC	OWNER MELHANA PLANTATIONCON ALBRITTON ELEADDRESS ON PERMIT IS 301 SHOWBOAT LANE

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