



PROPERTY PROFILE



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Commercial Sales Executive

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Date: 04/20/2024
Property: 118 MOUNTAIN COUNTRY
LN, BLAIRSVILLE, GA
30512-4419
APN: 072A 070 B
County: UNION



Subject Property Location

Report Date: 04/20/2024

Order ID: R146165096

Property Address	118 MOUNTAIN COUNTRY LN	Property Use	Mini-Warehouse, Self-Storage
City, State & Zip	BLAIRSVILLE, GA 30512-4419	Parcel Number	072A 070 B
County	UNION COUNTY	Latitude	34.8545
Mailing Address	26 AVANZARE, IRVINE, CA 92606-8919	Longitude	-83.983267
Census Tract	0002.07		
Thomas Bros Pg-Grid			

Legal Description Details Lot Number: 3 Land Lot: 13 District: 10 City, Municipality, Township: UNINCORPORATED Subdivision Name: COMM-BLUERIDGE HWY Brief Description: LD 10 LL 13 LOT 3

Current Ownership Information *Source of Ownership data: Assessment Data

Primary Owner Name(s)	MOUNTAIN TOWN STORAGE LLC
Vesting	Company

Latest Full Sale Information

Primary Owner Name(s)	MOUNTAIN TOWN STORAGE LLC,	Sale Price	\$795,000
		Sale Date	06/18/2021
		Recording Date	06/18/2021
Vesting		Recorder Doc #	2021-001614
		Book/Page	1264/448

Financing Details at Time of Purchase

No financing details available

Property Characteristics

	Bedrooms		Year Built	1996	Living Area (SF)	2,800
	Bathrooms/Partial		Garage/No. of Cars		Price (\$/SF)	\$284/SF
	Total Rooms		Stories/Floors		Lot Size (SF/AC)	67,954/1.56
	Construction Type	Steel	No. of Units		Fireplace	
	Exterior Walls	Metal	No. of Buildings	6	Pool	
	Roof Material/Type	Metal	Basement Type/Area		Heat Type	None
	Foundation Type	Footing	Style		A/C	
	Property Type	Commercial	View		Elevator	
	Land Use	Mini-Warehouse, Self-Storage			Zoning	

Assessment & Taxes

	Assessment Year	2023	Tax Year	2023	Tax Exemption	
	Total Assessed Value	\$183,840	Tax Amount	\$2,447.46	Tax Rate Area	1
	Land Value	\$24,960	Tax Account ID	14075		
	Improvement Value	\$158,880	Tax Status			
	Improvement Ratio	86.42%	Delinquent Tax Year			
	Total Value		Market Improvement Value			
	Market Land Value		Market Value Year			

Lien History

Trans. ID	Recording Date	Lender	Amount	Purchase Money
1	08/26/2022	RIVER CITY BANK	\$694,727	NO
2	06/29/2021	BAYFIRST NATIONAL BANK	\$696,800	YES

Loan Officer Insights

No details available



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Property Address 118 MOUNTAIN COUNTRY LN
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Comparable Sales

No comparable sales found for subject property with selected filter criteria.



Subject Property Location

Property Address 118 MOUNTAIN COUNTRY LN
City, State & Zip BLAIRSVILLE, GA 30512-4419
County UNION COUNTY
Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919

Report Date: 04/20/2024
Order ID: R146165098

Property Use Mini-Warehouse, Self-Storage
Parcel Number 072A 070 B

Transaction Summary

Table with 8 columns: Trans ID, Recording Date, Document Type, Document Description, Sale Price / Loan Amount, Document Number, Buyer / Borrower, Seller. Contains 7 rows of transaction data.

Transaction History Legend

Legend area with icons and labels: Transfer (blue circle), Foreclosure Activity (orange house), Mortgage (green document), Mortgage Release (brown house), Mortgage Assignment (blue circle with hand).

Transaction Details

Main transaction details table with sub-sections for Mortgage Release (Transactions 1 and 2) and Mortgage (Transaction 3). Each sub-section includes fields like Transaction ID, Effective Date, Borrower Name, Current Lender, Recorder Doc Number, Document Type, Loan Amount, and Origination Date.

Origination Lender Type		First Rate Change Date		Change Index	
Type Financing		Maturity Date	01/01/2032	IO Period	
Borrower 1	MOUNTAIN TOWN STORAGE LLC	Balloon Rider		Prepayment Penalty Rider	
Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
Additional Borrowers		Adj Rate Rider		Adj Rate Index	
Vesting					


Mortgage

	Transaction ID	4	Recorder Doc Number	004720	Recorder Book/Page	1264/ 450
	Mortgage Date	06/18/2021	Document Type	Mortgage	Rate Change Freq	
	Loan Amount	\$696,800	Document Description	New Conventional	1st Periodic Floor Rate	
	Loan Type	New Conventional	Recording Date	06/29/2021	1st Periodic Cap Rate	
	Origination Lender Name	BAYFIRST NATIONAL BANK	Origination Interest Rate		Lifetime Cap Rate	
	Origination Lender Type		First Rate Change Date		Change Index	
	Type Financing		Maturity Date	01/01/2046	IO Period	
	Borrower 1	MOUNTAIN TOWN STORAGE LLC	Balloon Rider		Prepayment Penalty Rider	
	Borrower 2		Fixed/Step Rate Rider		Prepayment Penalty Term	
	Additional Borrowers		Adj Rate Rider		Adj Rate Index	
	Vesting					

Transfer


	Transaction ID	5	Recorder Doc Number	2021-001614	Partial Interest Transferred	
	Sale Date	06/18/2021	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$795,000	Document Description	Limited Warranty Deed	Multiple APNs on Deed	3
	Recorder Book/Page	1264/ 448	Recording Date	06/18/2021	Property Use	
	Buyer 1	MOUNTAIN TOWN STORAGE LLC	Buyer 1 Entity	Government	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	26 AVANZARE, IRVINE, CA 92606-8919
	Seller 1	MOUNTAIN COUNTRY STORAGE INC	Seller 1 Entity	Corporation	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LD 10 LL 13 LOT 3 LANDLOT: 13 LANDDIST: 10; COMMERCIAL LOT/ / /		Title Company Name	

Transfer

	Transaction ID	6	Recorder Doc Number		Partial Interest Transferred	
	Transfer Date		Document Type	Deed	Type of Transaction	Per Assessor
	Sale Price		Document Description		Multiple APNs on Deed	
	Recorder Book/Page		Recording Date	04/01/2016	Property Use	Mini-Warehouse, Self-Storage
	Buyer 1		Buyer 1 Entity		Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	
	Seller 1		Seller 1 Entity		Seller Mailing Address	

Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	UNINCORPORATED
Legal Recorder's Map Ref		Legal Subdivision	COMM-BLUERIDGE HWY	Legal Section/ Twn/ Rng/ Mer	
Legal Brief Description/ Unit/ Phase/ Tract		LD 10 LL 13 LOT 3 / /		Title Company Name	

Transfer

	Transaction ID	7	Recorder Doc Number	2016-000075	Partial Interest Transferred	
	Sale Date	01/15/2016	Document Type	Deed	Type of Transaction	Non Residential Transfer
	Sale Price	\$375,000	Document Description	Warranty Deed	Multiple APNs on Deed	+
	Recorder Book/Page	1027/ 533	Recording Date	01/15/2016	Property Use	
	Buyer 1	THE STORAGE SHED INC	Buyer 1 Entity	Company or Corporation	Buyer Vesting	
	Buyer 2		Buyer 2 Entity		Buyer Mailing Address	39 LILLIAN WAY, BLAIRSVILLE, GA 30512-3996
	Seller 1	RUMPLIK, RAYMOND C	Seller 1 Entity	Individual	Seller Mailing Address	
	Seller 2		Seller 2 Entity		Legal City/ Muni/ Township	
	Legal Recorder's Map Ref		Legal Subdivision		Legal Section/ Twn/ Rng/ Mer	
	Legal Brief Description/ Unit/ Phase/ Tract		LD 10 LL 13 LOT 3 LANDLOT: 13 LANDDIST: 10; Total Multi Sales 2.06 AC / /		Title Company Name	



Subject Property Location

Report Date: 04/20/2024

Order ID: R146165099

Property Address 118 MOUNTAIN COUNTRY LN
 City, State & Zip BLAIRSVILLE, GA 30512-4419
 County UNION COUNTY
 Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919
 Owner Name MOUNTAIN TOWN STORAGE LLC

Property Use Mini-Warehouse, Self-Storage
 Parcel Number 072A 070 B



 Subject



Subject Property Location

Report Date: 04/20/2024

Order ID: R146165100

Property Address 118 MOUNTAIN COUNTRY LN
 City, State & Zip BLAIRSVILLE, GA 30512-4419
 County UNION COUNTY
 Mailing Address 26 AVANZARE, IRVINE, CA 92606-8919

Property Use Mini-Warehouse, Self-Storage
 Parcel Number 072A 070 B

Subject Property

Address	118 MOUNTAIN COUNTRY LN, BLAIRSVILLE, GA 30512		APN	072A 070 B	
Owner	MOUNTAIN TOWN STORAGE LLC		Lot Size (SF/AC)	67,954/1.56	
Bedrooms	0	Year Built	1996	Living Area (SF)	2,800
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #1

Address	74 MOUNTAIN COUNTRY LN, BLAIRSVILLE, GA 30512		APN	072A 070 C	
Owner	MOUNTAIN TOWN STORAGE LLC		Lot Size (SF/AC)	21,780/.5	
Bedrooms	0	Year Built	1998	Living Area (SF)	960
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #2

Address	55 FLOYD AND LENA DR, BLAIRSVILLE, GA 30512		APN	072A 072 A	
Owner	SOSEBEE MARCUS EDMOND		Lot Size (SF/AC)	62,291/1.43	
Bedrooms	3	Year Built	1991	Living Area (SF)	1,400
Bathrooms/Partial	1/1	Garage/No. of Cars		Phones	

Nearby Neighbor #3

Address	1593 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512		APN	072A 070 A	
Owner	CARLA & RONALD CONNOR REVOCABLE LIVING T, ; CONNOR CARLA JUNE TR,		Lot Size (SF/AC)	43,560/1	
Bedrooms	3	Year Built	1998	Living Area (SF)	1,640
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #4

Address	1557 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512		APN	072A 069 A	
Owner	UNDERWOOD INVESTMENT PROP LLC		Lot Size (SF/AC)	34,848/.8	
Bedrooms	0	Year Built	2000	Living Area (SF)	6,139
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #5

Address	125 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512		APN	072A 072	
Owner	SOSEBEE MARCUS & REBA		Lot Size (SF/AC)	35,284/.81	
Bedrooms	2	Year Built	1940	Living Area (SF)	1,074
Bathrooms/Partial	1	Garage/No. of Cars	Garage/2	Phones	

Nearby Neighbor #6

Address	10 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512		APN	072A 071	
Owner	FAIRVIEW CHURCH		Lot Size (SF/AC)	43,560/1	
Bedrooms	0	Year Built	1950	Living Area (SF)	2,392
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #7

Address	1577 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 069
Owner	GARRETT, KEVIN			Lot Size (SF/AC)	28,750/.66
Bedrooms	2	Year Built	1962	Living Area (SF)	1,026
Bathrooms/Partial	2	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor #8

Address	161 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512			APN	072A 073
Owner	SOSEBEE MARCUS			Lot Size (SF/AC)	24,394/.56
Bedrooms	3	Year Built	1952	Living Area (SF)	1,146
Bathrooms/Partial	1	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor #9

Address	1533 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 068
Owner	WELCH MELISSA LORENE			Lot Size (SF/AC)	21,780/.5
Bedrooms	0	Year Built	1986	Living Area (SF)	1,600
Bathrooms/Partial		Garage/No. of Cars		Phones	

Nearby Neighbor #10

Address	173 FAIRVIEW CHURCH RD, BLAIRSVILLE, GA 30512			APN	072A 074
Owner	SYKES RADFORD GUY & KELLY E			Lot Size (SF/AC)	15,246/.35
Bedrooms	2	Year Built	1940	Living Area (SF)	909
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #11

Address	42 AIRPORT DR, BLAIRSVILLE, GA 30512			APN	071B 041 A
Owner	THOMAS JOHNNY & JANET			Lot Size (SF/AC)	66,211/1.52
Bedrooms	3	Year Built	1971	Living Area (SF)	2,148
Bathrooms/Partial	2	Garage/No. of Cars	Carport	Phones	

Nearby Neighbor #12

Address	1489 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 067
Owner	SOSEBEE MARCUS & REBA			Lot Size (SF/AC)	191,664/4.4
Bedrooms	3	Year Built	1940	Living Area (SF)	1,356
Bathrooms/Partial	1	Garage/No. of Cars		Phones	

Nearby Neighbor #13

Address	75 OLD BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	072A 065
Owner	WELCH MICHAEL E & MELISSA			Lot Size (SF/AC)	87,120/2
Bedrooms	3	Year Built	2020	Living Area (SF)	2,069
Bathrooms/Partial	2/1	Garage/No. of Cars		Phones	

Nearby Neighbor #14

Address	1580 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512			APN	071B 041
Owner	THOMAS JOHNNY W & JANET L			Lot Size (SF/AC)	125,453/2.88
Bedrooms	0	Year Built	1980	Living Area (SF)	2,592
Bathrooms/Partial	2	Garage/No. of Cars		Phones	

Nearby Neighbor #15

Address	1492 BLUE RIDGE HWY, BLAIRSVILLE, GA 30512		APN	071B 042	
Owner	NEW HOPE FELLOWSHIP BAPTIST CHURCH INC		Lot Size (SF/AC)	13,068/.3	
Bedrooms	0	Year Built	1985	Living Area (SF)	1,950
Bathrooms/Partial		Garage/No. of Cars		Phones	

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