



Statement on Availability to the General Public and Individuals We Plan to Serve

Blue Sky Acres is available for use by the public by appointment. We allow for tours to be scheduled of our facility during operating hours to view our woodworking shop for individuals with disabilities and are available for group field trips when planned in advance.

Our primary focus is to serve individuals facing physical, mental and emotional challenges through our equine programs and job skills training for people with disabilities. We do this through partnerships with DFACS and B&B Care Services.

We will begin offering horsemanship classes in the spring of 2024 to all individuals age 14 and up in order to promote effective relationship with equines. This class will consist of four sessions in the evenings and will be promoted to everyone in the community.

We anticipate being able to serve around 20 individuals with disabilities in our first year through equine programs, 5 foster children and 6 through our supported employment programs in addition to field and group outings to our facility. We plan to offer 4-5 horsemanship classes to the community with approximately 4-6 individuals in each. In upcoming years, we will be growing our program to accommodate more individuals.



- EXISTING BUILDING TO REMAIN AND BECOME ???
- EXISTING BUILDING TO REMAIN AND BECOME ???
- EXISTING BUILDING TO REMAIN AND BECOME ???
- CIRCLE PEN
- WORKSHOP
- 100' X 200' OUTDOOR ARENA
- 1.3.2 AC FIELD AND EVENT PARTICIPANT PARKING/STAGING AREA



CONCEPTUAL MASTER PLAN
 PREPARED FOR:
Blue Sky Creek
 PREPARED BY:
THOMAS HUTTON
 CIVIL & CONSTRUCTION ENGINEER
 1000 W. STATE ST. SUITE 100
 WASHINGTON, DC 20004
 WWW.THOMASHUTTON.COM
 DATE: 11/15/2011
 SCALE: AS SHOWN
 SHEET: 1 OF 1

02850005		2024 Effingham County Board of Assessors				10/24/2023 2:47:43 PM Acct # 2031 kwilliams			
Owner Information		General Property Information				Values			
BLUE SKY ACRES INC P O BOX 250 GUYTON, GA 31312		SITUS		729 ARDMORE OAKY RD		Imp Val	78,473		
		LEGAL		43.165 AC		Acc Val	12,609		
		Tax District	01-County	GMD	12TH	Homestead	S0	Land Val	225,880
		Total Acres	43.17	LL		No Covenant	0	Total Value	316,962
		Zoning	AR-1	LD	12	Acc/Des	5C - 2.132051	2023 : 316,962	2022 : 316,962
		Unit		Return Value	0			2021 : 314,417	2020 : 308,915
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	02850: LAND: 00000 / BLDG: 00000 - 1.00		

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
BLUE SKY ACRES INC	DALEY LARISSA W	03/22/2023	2838 493	14 48	485,000	A1		0 FM
DALEY LARISSA W	DALEY LAMAR F AND LARISSA W	04/14/1997	313 209	14 48		0 A1		0 U
DALEY LAMAR F AND LARISSA W	DALEY LAMAR F AND LARISSA W	05/20/1992	313 209	14 48	30,000	V1		0 UI

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Open Land	4	1.00	2,330	2,330
A5	Open Land	3	27.84	2,540	70,714
A5	Open Land	4	4.00	2,330	9,320
A5	Woodland	1	0.11	2,490	274
A5	Woodland	2	10.15	2,290	23,244
A5	Woodland	9	0.07	900	63

ACCESSORY IMPROVEMENTS - 02850005

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A1	BARN, LOW COST	12	20	240	1980	0.60	0.50	0.40	1.00	1.00	0.00	1.00	0.00	852	True
R9	FIRE CHARGE-RES_MH	0	0	1	2020	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1602.00	0	False
A1	FIRE FEE-RES	0	0	0	2010	0.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	0	False
A1	HOME SITE AVG	0	0	1	2000	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	9583	False
A1	IMPLEMENT SHED FLR OR WLS & RF	21	27	567	1980	0.40	0.50	0.00	1.00	1.00	0.00	1.00	0.00	782	True
A1	IMPLEMENT SHED, ROOF ONLY	16	60	960	2000	0.70	0.68	0.40	1.00	1.00	0.00	1.00	1.00	1391	True
A1	IMPLEMENT SHED, ROOF ONLY	10	24	240	2013	1.00	0.98	0.00	1.00	1.00	0.00	1.00	0.00	1	True

ACCESSORY IMPROVEMENTS - 02850005

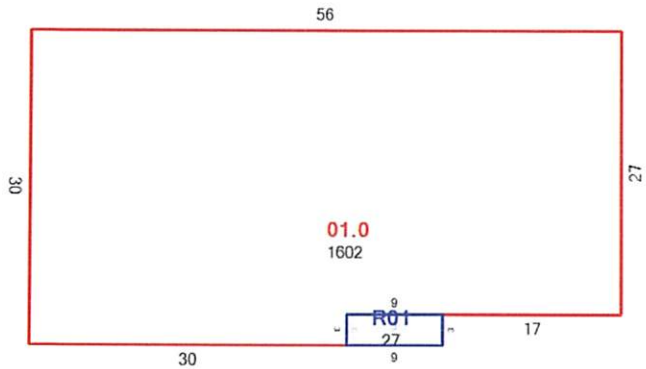
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	SANITATION - REGULAR	0	0	0	2017	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	0	False

RES IMP - 02850005 729 ARDMORE OAKY RD							
Impr Key	850	Roof Shape	GABLE/HIP	Basement / Attic	Squarefoot	Phy Depr	0.63
Class / Strat	A1	Floor Construction	008	Bsmt / Finish	0 / 0.00	Phy OVR	0.00
Occupancy / Style	One Family	Floor Finish	Carpet/Tile	Attic / Finish	0 / 0.00	Func Obsol	1.00
Rooms	0	Interior Wall	Sheetrock	Bsmt Qual		Econ Obsol	1.00
Bedrooms	0	Interior Ceiling	Sheetrock	Attic Qual		% Complete	1.00
Heated Area	1,602	Heat	Cent Heat / AC	Grade	1.05	Neigh Adj	1.00
Story Height	1 STORY NO ATTIC	Plumbing:Std Comp	1	Year Built	1985	CD	1.00
Foundation	Slab Perimeter	Plumbing: Extra Fix	3	Eff Year Built	1985	FMV	78,473
Exterior Wall	Brick Veneer	Full Baths	2	Condition	Average	MAV	0
Roofing	Asphalt Shingles	Half Baths	0	RCN	124,560	OVR FMV	0
Sketch Legend		Other Features					

Code	Type	Area	CODE TYPE	AREA
01.0	1 Sty no attic	1602	Const 1 sty 1 Box	1
R01	01 Open Porch	27		



8/29/2017 10:37:30 AM 2031
 BLDG NO: 01
 FHS: 02



Jennifer Keyes

From: Adams, Joseph <joseph.adams@dor.ga.gov>
Sent: Tuesday, November 7, 2023 9:30 AM
To: Jennifer Keyes
Subject: EXTERNAL:RE: Exemption Question

Jennifer,

Is this a purely public charity property? If so, what are their charitable pursuits? If the office and property is being used to further their charitable pursuits and the property is open to the public then it may be exempt. I think you are looking at this correctly but I don't feel like I have all the information.

You should answer the three prong test for purely public charities.

In determining whether property qualifies as an institution of "purely public charity" three factors must be considered and must coexist:

1. First, the owner must be an institution devoted entirely to charitable pursuits;
2. Second, the charitable pursuits of the owner must be for the benefit of the public;
3. Third, the use of the property must be exclusively devoted to those charitable pursuits.

Joseph Adams

Compliance Specialist Supervisor | Georgia Certification Program

Georgia Department of Revenue
4125 Welcome All Road | Atlanta, Ga. 30349
Email: joseph.adams@dor.ga.gov
Phone: 404-724-7000 | Cell: 470-259-7144
dor.georgia.gov

From: Jennifer Keyes <JKeyes@EffinghamCounty.org>
Sent: Friday, November 3, 2023 12:09 PM
To: Adams, Joseph <joseph.adams@dor.ga.gov>
Subject: Exemption Question

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I have a property owner that is requisition an exemption on an equestrian center. The question I have is going to be the office. They have converted a home that is on the property to their office. I asked the property owner if the office was open to the public for use and they stated yes. I am not sure if they understood the question. I am still a little unclear on use of the office. I would think if the public came in and was able to rent the building or part of the building then they would be qualified. Am I looking in the correct direction. I think the office is the holdup. The rest of the parcel would qualify. They are open to the public.



Statement on Availability to the General Public and Individuals We Plan to Serve

Blue Sky Acres is available for use by the public by appointment. We allow for tours to be scheduled of our facility during operating hours to view our woodworking shop for individuals with disabilities and are available for group field trips when planned in advance.

Our primary focus is to serve individuals facing physical, mental and emotional challenges through our equine programs and job skills training for people with disabilities. We do this through partnerships with DFACS and B&B Care Services.

We will begin offering horsemanship classes in the spring of 2024 to all individuals age 14 and up in order to promote effective relationship with equines. This class will consist of four sessions in the evenings and will be promoted to everyone in the community.

We anticipate being able to serve around 20 individuals with disabilities in our first year through equine programs, 5 foster children and 6 through our supported employment programs in addition to field and group outings to our facility. We plan to offer 4-5 horsemanship classes to the community with approximately 4-6 individuals in each. In upcoming years, we will be growing our program to accommodate more individuals.