

01/05/2024 - 02/13/2024

389-7 & S117-62

1107049494
PARTICIPANT ID
BK:29 PG:727-727
P2023000219

FILED IN OFFICE
CLERK OF COURT
12/01/2023 03:52 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg
THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT.

SURVEYORS CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS PLAT:

Donald W. Marsh
APPROVING OFFICIAL

DATE: 3/7/2022

SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 10-6-57.

Donald W. Marsh
DONALD W. MARSH
GA. REG. #2371
DATE: 3/7/22

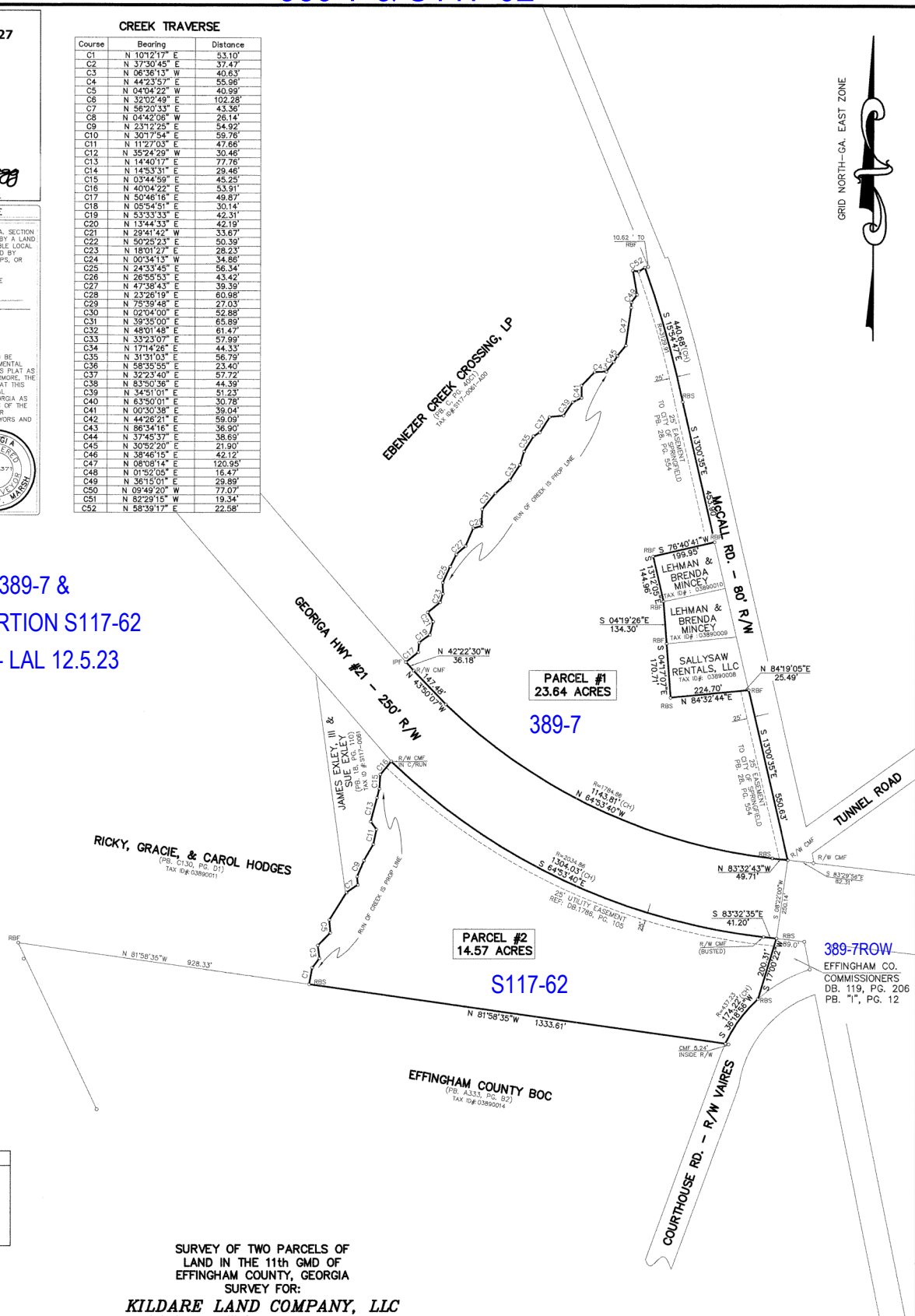
GEORGIA REGISTERED PROFESSIONAL SURVEYOR
NO. 2371
DONALD W. MARSH

CREEK TRAVERSE

Course	Bearing	Distance
C1	N 1012'17" E	53.10'
C2	N 3750'45" E	37.47'
C3	N 0636'13" W	40.83'
C4	N 4423'57" E	55.96'
C5	N 0404'22" W	40.99'
C6	N 3202'49" E	102.28'
C7	N 5620'33" E	43.36'
C8	N 0442'06" W	26.14'
C9	N 2352'59" E	54.92'
C10	N 3071'54" E	59.76'
C11	N 1127'03" E	47.66'
C12	N 3524'29" W	30.46'
C13	N 1440'17" E	77.76'
C14	N 1453'31" E	29.46'
C15	N 0344'59" E	45.25'
C16	N 4004'22" E	53.91'
C17	N 5046'16" E	49.87'
C18	N 0554'51" E	30.14'
C19	N 5333'33" E	42.31'
C20	N 1344'33" E	42.19'
C21	N 2941'42" W	33.67'
C22	N 5025'23" E	50.39'
C23	N 1801'27" E	28.23'
C24	N 0034'13" W	34.86'
C25	N 2433'45" E	56.34'
C26	N 2635'53" E	43.42'
C27	N 4736'43" E	39.39'
C28	N 2326'19" E	60.98'
C29	N 7539'48" E	27.03'
C30	N 0204'00" E	52.85'
C31	N 3935'00" E	65.89'
C32	N 4801'48" E	61.47'
C33	N 3323'07" E	57.99'
C34	N 1714'26" E	44.33'
C35	N 3131'03" E	56.79'
C36	N 5835'55" E	23.40'
C37	N 3223'40" E	57.72'
C38	N 8350'36" E	44.39'
C39	N 3451'01" E	51.23'
C40	N 6350'01" E	30.76'
C41	N 0030'36" E	39.04'
C42	N 4426'21" E	59.09'
C43	N 8634'16" E	36.90'
C44	N 3745'37" E	38.69'
C45	N 3052'20" E	21.90'
C46	N 3846'15" E	42.12'
C47	N 0808'14" E	120.95'
C48	N 0150'05" E	16.47'
C49	N 3615'01" E	29.89'
C50	N 0949'20" W	77.07'
C51	N 8229'15" W	19.34'
C52	N 5839'17" E	22.58'



RETRACE OF 389-7 &
ANNEXED PORTION S117-62
EM'D TO GIS. - LAL 12.5.23



- LEGEND**
- ▲ GPS POINT LOCATED USING GPS
 - IFF IRON BAR FOUND
 - IFF IRON PIPE FOUND
 - IFF IRON PIPE SET
 - IFF 5/8" REBAR FOUND
 - IFF 5/8" REBAR SET
 - IFF CONCRETE MONUMENT FOUND
 - R/W CMF RIGHT-OF-WAY CMF
 - NS NAT. SET
 - (Dashed)— OVERHEAD POWER LINE
 - (Dashed)— FENCE

REFERENCES:
DEED BOOK 2545, PAGE 699.
PLAT BOOK I, PAGE 25.
PLAT BOOK 25, PAGE 177.
PLAT BOOK B, PAGE 148.

DONALD W. MARSH & ASSOCIATES
9 SOUTH MULBERRY STREET
STATESBORO, GEORGIA 30458
(912) 764-2397

SURVEY DATE: JANUARY 11, 2022
PLAT DATE: JANUARY 12, 2022
SCALE: 1" = 200'

FILE NO. 2112008.DWG
FILE NO. 2112008.CRD



NOTE: THESE PARCELS ARE EFFINGHAM CO. TAX MAP PARCEL # 03890007.

NOTE: THIS SURVEY WAS COMPLETED USING A TOPCON OPT 3003 TOTAL STATION AND A SOKKIA GRX-3 DUAL FREQUENCY GPS BASE AND ROVER. ALL POINTS COLLECTED WITH GPS HAD A POSITIONAL TOLERANCE OF LESS THAN 0.07' RESIDUAL WITH 95% CONFIDENCE LEVEL.

PLAT CLOSURE 1:874,033'

NOTES

1) THE TERM "CERTIFICATE" AS USED IN RULE "180-6-29(2) AND (3)" AND RELATING TO PROFESSIONAL ENGINEERING OR LAND SURVEYING SERVICES, AS DEFINED IN O.C.G.A. 43-15-2(6) AND (7), SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

2) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.

03890007		2024 Effingham County Board of Assessors				1/2/2025 11:16:04 AM Acct # 11310 jkeyes			
Owner Information		General Property Information				Values			
KILDARE LAND COMPANY LLC 6529 CLYO KILDARE RD NEWINGTON, GA 30446		SITUS		0 HWY 21		Imp Val	0		
		LEGAL		23.64 AC PAR 1 (SPLT 389-7A) PLT 29/727				Acc Val	
		Tax District	01-County	GMD	11TH	Homestead	S0	Land Val	215,831
		Total Acres	23.64	LL		No Covenant	0	Total Value	215,831
		Zoning	AR-1	LD	11	Acc/Des	3B - 7.737224	2023 : 257,597	2022 : 257,597
		Unit		Return Value	0				2021 : 257,597
Time Modifier - .00		- 1.00		- 1.00		- 1.00			

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
KILDARE LAND COMPANY LLC	GEARY CHERYL CHRISTAIN	12/31/2021	2754 545	I 25	1,555,000	V5		0 LM
GEARY CHERYL CHRISTAIN	HINELY R L ESTATE	02/20/2019	2511 893	I 25		0 V5		0 U
HINELY R L		02/15/1964	135 293	I 25		0 V5		0 UV

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Par 13+	1	23.64	1,000	23,640

ACCESSORY IMPROVEMENTS - 03890007

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A9	FIRE FEE VACANT LAND	0	0	0	2023	0.00		0.00	1.00	0.00	1.00		2489.0		False
														0	

*Split in 2024
389-7-23.64
5117-62-14.57*

*NO Zoning Change
do this parcel.*

*Original Parcel
389-7-39.46 AC
for 2023*

03890007		2023 Effingham County Board of Assessors				1/2/2025 11:25:01 AM Acct # 11310 jkeyes			
Owner Information		General Property Information				Values			
KILDARE LAND COMPANY LLC 6529 CLYO KILDARE RD NEWINGTON, GA 30446		SITUS	0 HWY 21			Imp Val	0		
		LEGAL	39.462 AC			Acc Val			
		Tax District	01-County	GMD	11TH	Homestead	S0	Land Val	257,597
		Total Acres	39.46	LL		No Covenant	0	Total Value	257,597
		Zoning	AR-1	LD	11	Acc/Des	3B - 4.045553	2022 : 257,597	2021 : 257,597
		Unit		Return Value	0			2020 : 257,597	2019 : 223,998
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00		

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
KILDARE LAND COMPANY LLC	GEARY CHERYL CHRISTAIN	12/31/2021	2754 545	I 25	1,555,000	V5		0 LM
GEARY CHERYL CHRISTAIN	HINELY R L ESTATE	02/20/2019	2511 893	I 25		0 V5		0 U
HINELY R L		02/15/1964	135 293	I 25		0 V5		0 UV

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A5	Open Land	6	21.13	1,720	36,344
A5	Woodland	5	13.26	1,690	22,409
A5	Woodland	8	1.79	1,100	1,969
A5	Woodland	9	3.28	900	2,952

ACCESSORY IMPROVEMENTS - 03890007

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A9	FIRE FEE VACANT LAND	0	0	0	2019	0.00		0.00	0.00	0.00	1.00		3946.0		False
													0		

*Sale for 2021 - 1,555,000
 In CURA until 12-31-2022*

<< Top < Prev Next > End >> Account Number 11310 Duplicate Notice Special District Field Check

PIN (2) 03890-007- Tax District 01 - 01-County Returned Mail
 Alt PIN 00760041000 Asmt Reason Ownership Change Abatement
 Parent PIN Web Url

Street Information

House #	Ext	Dir	Street Name	Type	Post
0			HWY 21		

Units	U-Type	Latitude	Longitude	Zip Code

Values

Previous	257,597	Edit
Current	257,597	
Return	0	
Cur-MAV	0	
Prev-MAV	0	Edit
TAD Base	0	Edit

History

2020	257,597
2019	223,998
2018	161,214

R/

Property Information

LL LD 11 GMD 11TH Zoning AR-1

Legal : 39.462 AC 2013 CUVA

Neighborhood

Lendor Total Acres 39.46

Subdivision

Lot Blk Sec Phse

	257,597	FMV	MAV
Land (1)	257,597	0	0
Res Imp	0	0	0
Com Imp	0	0	0
Acc Imp (1)	0	0	0

- Prebill
- Future
- Personal
- Transfer Items
- Transfer
- Sales (3)
- Permits
- Appeals*
- Dup Items
- Bus Lic
- Income
- ACO (1)
- Third Party
- Documents*
- Timber
- Agent
- Appointment
- Growth
- Custom Flags
- Stats
- BPC
- Routing
- Schedules

Exemption Information

Homestead SD - No Homestead

Covenant HS App Date / /

CUV YR	2013	Float Base1	0
CUV Val	19,754	Float Curr1	0
CUV Exmpt	237,843	Float Base2	0
		Float Curr2	0
		SW Base	0
Res Trans Val	0	SW Curr	0
		State HS Val	5,006
		299(c) Value	0
		299(c) Year	0

Edit Information

Data Entry link Edit History

Review 09/01/2017 COA History

Appraiser NEAL GROOVER

Alternate DGAY

Comments Comment Flag Mask Photo Export

2020TY - PLAT 28/554 - CITY OF SPRINGFIELD UTILITY EASEMENT. PAR A .50 AC & PAR B .32 AC. - LAS 5.3.19 -8.228 AC HWY 21

01/02/2025 13:13:38

S1170062		2024 Effingham County Board of Assessors				1/2/2025 11:25:50 AM Acct # 32969 jkeyes			
Owner Information		General Property Information				Values			
SMMCCALL LLC 5402 NEW FORSYTH RD SUITE A MACON, GA 31210		SITUS		0 HWY 21		Imp Val	0		
		LEGAL		14.57 AC PAR 2 (OUT 389-7) PLT 29/727		Acc Val			
		Tax District	04-Springfield	GMD	11TH	Homestead	S0	Land Val	1,499,352
		Total Acres	14.57	LL		No Covenant	0	Total Value	1,499,352
		Zoning	B-1	LD	11	Acc/Des	3B - 10.522141	2023 : 0	2022 : 0
		Unit		Return Value	0			2021 : 0	2020 : 0
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	Transitional - 9.78	- 1.00		

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
SMMCCALL LLC	KILDARE LAND COMPANY LLC	12/01/2023	2884 768	29 727	1,500,000	A4		0 LM
KILDARE LAND COMPANY LLC	EFFINGHAM COUNTY BOARD OF	11/27/2023	2883 329	29 723		0 A4		0 U
KILDARE LAND COMPANY LLC	GEARY CHERYL CHRISTAIN	12/31/2021	2754 545	1 25	1,555,000	V5		0 LM

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
A4	Small Par 13+	1	14.57	1,000	14,570

ACCESSORY IMPROVEMENTS - S1170062

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A9	FIRE FEE VACANT LAND	0	0	0	2023			0.00	1.00	0.00	1.00		1430.0		False
													0		

Zoning Change in 2024 to B1

Comp

03890011		2024 Effingham County Board of Assessors				1/2/2025 1:16:42 PM Acct # 11314 jkeyes		
Owner Information		General Property Information				Values		
HODGES GRACIE S AND CAROL L AND RICKY 617 W 3RD ST SPRINGFIELD, GA 31329		SITUS		617 THIRD ST EXT		Imp Val	93,366	
		LEGAL		56.60 AC 2020 CUVA LIFE E		Acc Val	10,767	
		Tax District	01-County	GMD	Homestead	S4	Land Val	282,186
		Total Acres	56.60	LL	CUV 2020	22366	Total Value	386,319
		Zoning	AR-1	LD	11	Acc/Des	3B - 4.005820	2023 : 378,385 2022 : 378,385
		Unit		Return Value	0			2021 : 373,448 2020 : 369,028
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
HODGES GRACIE S & CAROL		02/15/1964	1569 313	G 203		0 V1		0 UI

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V5	Open Land	6	12.20	1,720	20,984
V5	Woodland	8	43.40	1,100	47,740
A5	Open Land	6	1.00	1,720	1,720

CONSERVATION USE LAND INFORMATION

	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Agland 93		6	12.20	573	6,991
	Timberland 93		8	43.40	367	15,928

ACCESSORY IMPROVEMENTS - 03890011

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
R9	FIRE CHARGE-RES_MH	0	0	1	2020	1.00		0.00	1.00	1.00	1.00		2230.0		False
A1	FIRE FEE-RES	0	0	0	2010	0.00		1.00	1.00	1.00	1.00		1.00		False
A1	HOME SITE AVG	0	0	1	2000	1.00	1.00	1.00	1.00	1.00	1.00		1.00	9583	False
R1	SANITATION - ELDERLY	0	0	0	2010	0.00		1.00	1.00	1.00	1.00		1.00		False
R1	UTILITY BUILDING, UNFINISHED	8	12	96	2015	0.85	0.98	0.00	1.00	1.00	1.00		1.00	1184	True

Comp

S1100017		2024 Effingham County Board of Assessors				1/2/2025 1:10:44 PM Acct # 29207 jkeys			
Owner Information		General Property Information				Values			
CHURCH TRINITY BAPTIST CHURCH OF SPRINGFIELD INC P O BOX 385 SPRINGFIELD, GA 31329		SITUS		0 TUNNEL RD		Imp Val	334,238		
		LEGAL		28.92 AC (TRCT 2) PLT D173/B1		Acc Val	1,949		
		Tax District	04-Springfield	GMD	11TH	Homestead	S0	Land Val	156,208
		Total Acres	28.92	LL		No Covenant	0	Total Value	492,395
		Zoning	B-1	LD		Acc/Des	3C - 5.401388	2023 : 492,395	2022 : 498,901
		Unit		Return Value		0		2021 : 149,437	2020 : 146,506
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00		

SALES INFORMATION

Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
TRINITY BAPTIST CHURCH OF	PALMER SHIRLEY D AND JORDON	12/06/2017	2441 404	D 173 131	219,700	A4		0 LM
CHURCH TRINITY BAPTIST CHURCH	O BARTOW RAHN	11/27/2017	2456 136	24 1		E4		0 U
CHURCH TRINITY BAPTIST CHURCH	HAGAN LAUREL T FKA BRANT	11/22/2017	2456 135	24 55		E4		0 U

LAND INFORMATION

CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
E2	Small Par 13+	1	28.92	1,000	28,920

ACCESSORY IMPROVEMENTS - S1100017

CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
E1	DRIVEWAY, CONCRETE	15	68	1020	2021	1.00	0.98	0.00	1.00	1.00	1.00		1.00	1949	True