



WIREGRASS AUCTION GROUP
— ACCELERATED REAL ESTATE MARKETING —

SERENE LAKEFRONT OASIS
8.2 +/- TOTAL ACRES AND LAKE
HOUSE ON LAKE SEMINOLE

WEDNESDAY, JUNE 12TH,
2024, AT 2:00 PM



ONLINE ONLY AUCTION

FINAL CONTRACT TO INCLUDE A 10% BUYER'S PREMIUM

Introduction

Dear Prospective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Serene Lakefront Oasis. 8.2+/- total acres and lake house on Lake Seminole.

Experience the tranquil charm of lakeside living at 8299 Sealy Circle in Donalsonville, GA, where 300 feet of Lake Seminole frontage and an expansive wraparound deck offer stunning views and endless outdoor enjoyment. This 2,180 sq. ft. Southern-style home features a spacious open floor plan, ample natural light, and a versatile downstairs studio apartment, perfect for guests or rental income. Nestled in a friendly community with easy access to local attractions and recreational areas, this property is an exceptional investment opportunity in a growing market.

Bidding for this property will open on May 29th, 2024, at 10:00 am and continue to June 12th, 2024. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.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 do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,
Wiregrass Auction Group, Inc.

Mark Manley CAI, AARE, MPPA, CES
President / Broker



Auction Date and Time: Wednesday, June 12, 2024, at 2:00 PM

Open House Dates and Times: Friday, May 31, 2024, 1pm-4pm and
Monday, June 10, 2024, 3pm-6pm

For More Information Contact: Mark Manley CAI, AARE, MPPA, CES
Wiregrass Auction Group, Inc.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@BidWiregrass.com

Property Information

Property Addresses: 8299 Sealy Circle, Donaldsonville, Georgia

Auction Date: Wednesday, June 12, 2024

Property Size: 8.2+/- total acres

Seminole County Assessor's Parcel Numbers: Parcel 1 - 0031A043

Parcel 2 - 0031A023

Parcel 3 - 0031A024

Parcel 4 - 0031A025

Seminole County Property Taxes:

Parcel 1 - 0031A043 \$570.43

Parcel 2 - 0031A023- \$660.26

Parcel 3 - 0031A024- \$2,901.48

Parcel 4 - 0031A025- \$660.26

Important Selling Features:

- Scenic Location
- Spacious Lot
- Charming Home
- Comfort and Convenience
- Outdoor Living
- Proximity to Local Attractions
- Great Investment Opportunity
- Community and Lifestyle

Aerial Map



Tax Card Parcel 1 - 0031A043

Seminole County, GA

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Summary

Parcel Number 0031A043
 Location Address SEALY CIRC
 Legal Description 7.20ACS-21ST/LL 235
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 01)
 Millage Rate 32.686
 Acres 7.2
 Homestead Exemption No (50)
 Landlot/District 235 / 21

[View Map](#)

Owner

DAVIS H GORDON JR & H GORDON DAVIS III
 CO-TRUSTEES OF ITEM FOUR TRUST UWO
 P O BOX 405
 SYLVESTER, GA 31791

Assessment Notices

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	AC: 6000.00	Acres	0	0	0	7.2	0

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
6/6/2019	434 16		\$0	Family Sale	DAVIS H G JR &	DAVIS GORDON H JR & DAVIS III GORDON H
10/16/2003	268 385		\$50,000	Land Market - Vacant	MILLER JANE B, P D ,	DAVIS H G JR &
1/4/2002	238 177		\$0	UV	MILLER JANE B	MILLER JANE B, P D ,
9/26/1975	73 88		\$0	UK	GROW HILDA J & LINDA SUE	MILLER JANE B
9/26/1975	236 189		\$0	UK	MILLER JANE B	MILLER JANE B

Valuation


	2023	2022	2021	2020	2019
Previous Value	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200
Land Value	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200

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

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 Last Data Upload: 3/18/2024, 6:19:55 PM



Tax Map Parcel 1 - 0031A043

 **qPublic.net**™ Seminole County, GA



Overview



Legend

-  Parcels
-  City Limits
-  Land Districts

Parcel ID	0031A043	Owner	DAVIS H GORDON JR & H GORDON	Last 2 Sales			
Class Code	Residential		DAVIS III	Date	6/6/2019	Price	Reason
Taxing District	County		CO-TRUSTEES OF ITEM FOUR TRUST			0	FS
Acres	7.2		UWO	10/16/2003	\$50000		LM
			P O BOX 405				Q
			SYLVESTER, GA 31791				
		Physical Address	SEALY CIRC				
		Assessed Value	Value \$43200				

(Note: Not to be used on legal documents)

Tax Bill Parcel 1 - 0031A043

2023 Property Tax Statement

Leslie I Johnson, TC
Seminole County
200 S Knox Ave
Donalsonville, GA 39845

DAVIS H GORDON JR & H GOCO-TRUSTEES OF
ITEM FOUR
P O BOX 405
SYLVESTER, GA 31791


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-1994	12/20/2023	\$0.00	\$569.92	\$0.00	Paid 12/12/2023

Map: 0031A-00000-043-000
Location: SEALY CIRC
Account No: 199400 010

Printed: 05/25/2024

RETURN THIS PORTION WITH PAYMENT

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

Leslie I Johnson, TC Seminole County 200 S Knox Ave Donalsonville, GA 39845		Tax Payer: DAVIS H GORDON JR & H GOCO-TRUSTEES OF ITEM FOUR Map Code: 0031A-00000-043-000 Real Description: 7.20ACS-21ST/LL 235 Location: SEALY CIRC Bill No: 2023-1994
--	---	--

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	7.2000	\$43,200.00	12/20/2023	09/29/2023		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY	\$0	\$17,280	\$0	\$17,280	0.016112	\$320.39	-\$41.97	\$278.42
INDUS AUT	\$0	\$17,280	\$0	\$17,280	0.000250	\$4.32	\$0.00	\$4.32
LIBRARY	\$0	\$17,280	\$0	\$17,280	0.000691	\$11.94	\$0.00	\$11.94
SCHOOL	\$0	\$17,280	\$0	\$17,280	0.015928	\$275.24	\$0.00	\$275.24
TOTALS					0.032981	\$611.89	-\$41.97	\$569.92

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 200 S Knox Avenue or (229) 524-2238. 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 200 S Knox Avenue or (229) 524-2238.

Current Due	\$569.92
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$569.92
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/12/2023

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.

Deed Parcel 1 - 0031A043

RECORDATION REQUESTED BY
AND RETURN TO:
Page, Scrantom, Sprouse, Tucker &
Ford, P.C.
Attn: Alan F. Rothschild, Jr.
P. O. Box 1199
Columbus, GA 31902

Deed Doc: ESTD
Recorded 06/11/2019 10:41AM
Georgia Transfer Tax Paid :
\$0.00
EARLENE M. BRAMLETT
Clerk Superior Court, SEMINOLE
COUNTY CLERK OF COURT
County, Ga.
Bk 00434 Pg 0016-0018
Penalty: \$0.00
Interest: \$0.00
Participants: 2799207709

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

NO TITLE EXAMINATION

EXECUTOR'S DEED OF ASSENT

GEORGIA, WORTH COUNTY.

THIS EXECUTOR'S DEED OF ASSENT, made and entered into this 6th day of June, 2019, by and between **Henry Gordon Davis, III, as Successor Executor under the Last Will and Testament of Francis S. Davis, deceased**, of Worth County, Georgia ("Grantor"), and **H. GORDON DAVIS, JR., and H. GORDON DAVIS, III, as CO-TRUSTEES of the ITEM FOUR TRUST UNDER THE LAST WILL AND TESTAMENT OF FRANCIS S. DAVIS, deceased** ("Grantee");

WITNESSETH THAT:

WHEREAS, Francis S. Davis ("Decedent") died testate a resident of Worth County, Georgia, on July 25, 2013, after having made her Last Will and Testament dated December 5, 2000; and

WHEREAS, the Last Will and Testament of Decedent was duly probated in Solemn Form on November 5, 2013, by Order of the Judge of the Probate Court of Worth County, Georgia; and

WHEREAS, H. Gordon Davis, Jr., was duly appointed as Executor under ITEM EIGHT of the Last Will and Testament of Decedent; and

WHEREAS, H. Gordon Davis, Jr., resigned his appointment as Executor on January 4, 2019; and

WHEREAS, HENRY GORDON DAVIS, III, was duly appointed Successor Executor on January 30, 2019, by order of the Judge of the Probate Court of Worth County, Georgia;

WHEREAS, Decedent departed this life seized and possessed of the hereinafter described property; and

WHEREAS, all of the debts and taxes of Decedent have been paid or amply provided for and all of the special bequests, if any, debts and taxes of the Estate of Francis S. Davis, deceased, have been paid or amply provided for;

NOW, THEREFORE, for the purposes of carrying into effect the terms of ITEM FOUR of the Last Will and Testament of Decedent, with respect to the hereinafter described property, Grantor expressly assents to the devise and bequest of the hereinafter described property and hereby grants, releases and conveys to Grantee, their successors and assigns, all of the interest of Decedent, the same being a one-half interest in the following described property, to-wit:

D0691-0001.59

Lot 235, Sealy Circle – Seminole County

Deed Parcel 1 - 0031A043 – Page Two

Blk 00434 Pg 00017

All that tract or parcel of land lying and being in Land Lot # 235 in the 21st Land District of Seminole County, Georgia, consisting of 7.20 acres, more or less, and being more particularly described as follows: COMMENCING at the Northwest corner of said Land Lot #235, run thence South 72 degrees 31 minutes 00 seconds East the distance of 141.30 feet; run thence South 88 degrees 58 minutes 00 seconds East the distance of 1,799.50 feet to a point on the South right of way margin of Sealy Circle and the POINT OF BEGINNING for the tract herein conveyed; and from said POINT OF BEGINNING run thence South 88 degrees 57 minutes 50 seconds East the distance of 127.80 feet along said South right of way margin to a point on the West right of way margin of Sealy Circle; run thence South 39 degrees 09 minutes 03 seconds East along the West right of way margin of Sealy Circle the distance of 164.66 feet to a point on the North right of way margin of Sealy Circle; run thence South 35 degrees 47 minutes 36 seconds West along the North right of way margin of Sealy Circle the distance of 632.41 feet; run thence South 35 degrees 47 minutes 34 seconds West along the North right of way margin of Sealy Circle the distance of 123.42 feet; run thence South 71 degrees 32 minutes 35 seconds West along the North right of way margin of Sealy Circle the distance of 80.79 feet to a point on the East right of way margin of Sealy Circle; run thence North 69 degrees 02 minutes 00 seconds West along the East right of way margin of Sealy Circle the distance of 79.42 feet; run thence North 39 degrees 29 minutes 00 seconds West along the East right of way margin of Sealy Circle the distance of 89.42 feet; run thence North 25 degrees 08 minutes 00 seconds West along the East right of way margin of Sealy Circle the distance of 326.23 feet to a point on the South right of way margin of Sealy Circle; run thence North 55 degrees 57 minutes 54 seconds East along the South right of way margin of Sealy Circle the distance of 153.16 feet; run thence North 55 degrees 57 minutes 53 seconds East along the South right of way margin of Sealy Circle the distance of 437.92 feet; run thence North 55 degrees 57 minutes 51 seconds East along the south right of way margin of Sealy Circle the distance of 80.49 feet to the POINT OF BEGINNING. Said tract being surrounded on all sides by a 40 foot road known as Sealy Circle. Said tract being Tract Two in that Division Deed from Hilda J. Grow individually and as Executrix of the Last Will and Testament of Hilton O. Jones, Nelda J. Owens, and Annie Jones to Hilda J. Grow as Trustee of Linda Sue Jones dated September 26, 1975, and recorded September 30, 1975 at Pages 88-89 of Deed Book 73 in the Office of the Clerk of the Superior Court of Seminole County, Georgia.

Said tract is conveyed subject to those reservations and restrictions contained in that Declaration of Taking filed the 19th day of November, 1952, in the U.S. District Court and for the Middle District of Georgia, Thomasville Division, Civil Action No. 327, by the United States of America against J. R. Sealy to acquire a flowage easement for permanent and occasional flooding and providing "that no structures for human habitation shall be constructed or maintained on said described lands below elevation 81.6 feet".

D0691-0001.59

Lot 235, Sealy Circle – Seminole County

Deed Parcel 1 - 0031A043 – Page Three

This is the same property conveyed by Survivorship Deed dated October 15, 2003 from Hilda J. Grow as Trustee for Linda Sue Jones to H. G. Davis, Jr. and Francis S. Davis, recorded in Deed Book 268, Page 385 in the Office of the Clerk of Superior Court of Seminole County, Georgia.

TO HAVE AND TO HOLD the above-described property in as full and ample a manner as the same was had and held by Decedent.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Henry Gordon Davis, III Successor Exec
(L.S.)

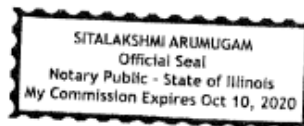
Henry Gordon Davis, III, as Successor Executor
under the Last Will and Testament of Francis S.
Davis, Deceased

Signed, sealed and delivered
in the presence of:

Kathleen De Jesus
Witness

Sitalakshmi Arumugam
Notary Public

(Notary Seal)



D0691-0001.59

Lot 235, Sealy Circle – Seminole County

Tax Card Parcel 2 - 0031A023

Seminole County, GA

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Summary

Parcel Number 0031A023
 Location Address SEALY CIR
 Legal Description LOT 8 HILTON JONES SD
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 01)
 Millage Rate 32.686
 Acres 0.34
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)

Owner

[DAVIS H GORDON JR & H GORDON DAVIS III](#)
 P O BOX 405
 SYLVESTER, GA 31791

Assessment Notices

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	31A SEALY CIR.3.50 SF	Square Feet	15,500	0	0	0.34	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
4/23/2019	432 395		\$0	Family Sale	DAVIS FRANCIS S	DAVIS H GORDON JR & H GORDON DAVIS III
10/5/1988	118 430		\$20,000	UI	DAVIS FRANCIS S	DAVIS FRANCIS S

Valuation


	2023	2022	2021	2020	2019
Previous Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Land Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

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

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Tax Map Parcel 2 - 0031A023

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Legend
 Parcels
 City Limits
 Land Districts

Parcel ID	0031A023	Owner	DAVIS H GORDON JR & H GORDON DAVIS	Last 2 Sales			
Class Code	Residential		III	Date	Price	Reason	Qual
Taxing District	County		P O BOX 405	4/23/2019	0	FS	U
Acres	0.34		SYLVESTER, GA 31791	10/5/1988	\$20000	UI	U
		Physical Address	SEALY CIR				
		Assessed Value	Value \$50000				

(Note: Not to be used on legal documents)

Date created: 3/18/2024
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Developed by  Schneider GEOSPATIAL

Tax Bill 2023 Parcel 2 - 0031A023

2023 Property Tax Statement

Leslie I Johnson, TC
Seminole County
200 S Knox Ave
Donalsonville, GA 39845

DAVIS H GORDON JR & H GO
P O BOX 405
SYLVESTER, GA 31791


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-1993	12/20/2023	\$0.00	\$659.62	\$0.00	Paid 12/12/2023

Map: 0031A-00000-023-000
Location: SEALY CIR
Account No: 199300 010

Printed: 05/25/2024

RETURN THIS PORTION WITH PAYMENT

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

Leslie I Johnson, TC Seminole County 200 S Knox Ave Donalsonville, GA 39845		Tax Payer: DAVIS H GORDON JR & H GO Map Code: 0031A-00000-023-000 Real Description: LOT 8 HILTON JONES SD Location: SEALY CIR Bill No: 2023-1993
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Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.3400	\$50,000.00	12/20/2023	09/29/2023		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
COUNTY		\$0	\$20,000	\$0	0.016112	\$370.82	-\$48.58	\$322.24
INDUS AUT		\$0	\$20,000	\$0	0.000250	\$5.00	\$0.00	\$5.00
LIBRARY		\$0	\$20,000	\$0	0.000691	\$13.82	\$0.00	\$13.82
SCHOOL		\$0	\$20,000	\$0	0.015928	\$318.56	\$0.00	\$318.56
TOTALS					0.032981	\$708.20	-\$48.58	\$659.62

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 200 S Knox Avenue or (229) 524-2238. 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 200 S Knox Avenue or (229) 524-2238.

Current Due	\$659.62
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$659.62
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/12/2023

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.

Deed Parcel 2 - 0031A023

**RECORDATION REQUESTED BY
AND RETURN TO:**
Page, Scrantom, Sprouse, Tucker &
Ford, P.C.
Attn: Alan F. Rothschild, Jr.
P. O. Box 1199
Columbus, GA 31902

Deed Doc: ESTD
Recorded 04/23/2019 09:40AM
Georgia Transfer Tax Paid :
\$0.00
EARLENE M. BRAMLETT
Clerk Superior Court, SEMINOLE
COUNTY CLERK OF COURT
County, Ga.
Bk 00432 Pg 0395-0396
Penalty: \$0.00
Interest: \$0.00
Participants: 2799207709
1252019000159

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

NO TITLE EXAMINATION

EXECUTOR'S DEED OF ASSENT

Document was last saved: Just now

OF ASSENT, made and entered into this 15th day of April, 2019, by and between **Henry Gordon Davis, III**, as **Successor Executor under the Last Will and Testament of Francis S. Davis, deceased**, of Worth County, Georgia ("Grantor"), and **H. GORDON DAVIS, JR., and H. GORDON DAVIS, III**, as **CO-TRUSTEES of the ITEM FOUR TRUST UNDER THE LAST WILL AND TESTAMENT OF FRANCIS S. DAVIS, deceased** ("Grantee");

WITNESSETH THAT:

WHEREAS, Francis S. Davis ("Decedent") died testate a resident of Worth County, Georgia, on July 25, 2013; after having made her Last Will and Testament dated December 5, 2000; and

WHEREAS, the Last Will and Testament of Decedent was duly probated in Solemn Form on November 5, 2013, by Order of the Judge of the Probate Court of Worth County, Georgia; and

WHEREAS, H. Gordon Davis, Jr., was duly appointed as Executor under ITEM EIGHT of the Last Will and Testament of Decedent; and

WHEREAS, H. Gordon Davis, Jr., resigned his appointment as Executor on January 4, 2019; and

WHEREAS, HENRY GORDON DAVIS, III, was duly appointed Successor Executor on January 30, 2019, by order of the Judge of the Probate Court of Worth County, Georgia;

WHEREAS, Decedent departed this life seized and possessed of the hereinafter described property; and

WHEREAS, all of the debts and taxes of Decedent have been paid or amply provided for and all of the special bequests, if any, debts and taxes of the Estate of Francis S. Davis, deceased, have been paid or amply provided for;

NOW, THEREFORE, for the purposes of carrying into effect the terms of ITEM FOUR of the Last Will and Testament of Decedent, with respect to the hereinafter described property, Grantor expressly assents to the devise and bequest of the hereinafter described property and hereby grants, releases and conveys to Grantee, their successors and assigns, all of the interest of Decedent, the same being a fee simple interest, in the following described property, to-wit:

All that 0.33 acre tract of land lying, being and located in Land Lot 235 of the 21st Land District of Seminole County, Georgia, and known as Lot 8 of the Hilton Jones Subdivision and being more particularly described as follows:

D0691-0001.54

Lot 8, Hilton Jones Subdivision

Deed Parcel 2 - 0031A023 – Page Two

Blk 00432 Pg 00396

Commencing at a concrete monument of the north boundary of Land Lot 235 of the 21st Land District of Seminole County, Georgia, (said monument being north 88 degrees, 58 minutes west, a distance of 502.6 feet from the northeast corner of Land Lot 235); run thence south 66 degrees, 19 minutes west along the north boundary of the land of the United States Government, (Jim Woodruff Reservoir Area), a distance of 466.9 feet to a concrete monument; continue thence along the north boundary of the lands of the United States Government, south 35 degrees, 46 minutes West a distance of 500.00 feet to the POINT OF BEGINNING of the tract herein described; continue thence south 35 degrees, 46 minutes west along the north boundary of lands of the United States Government a distance of 100.0 feet; run thence north 39 degrees, 14 minutes west a distance of 150.0 feet; run thence north 35 degrees, 46 minutes east a distance of 100.00 feet; run thence South 39 degrees, 14 minutes east a distance of 150.00 feet to the POINT OF BEGINNING.

This is the same property conveyed by Warranty Deed dated August 11, 1998 from J. Ferrell Keaton, Peyton H. Keaton, III, Emma Lou Keaton Franklin, and Keaton Sheffield, to Francis S. Davis, recorded in Deed Book 118, Page 430 in the Public Records of Seminole County, Georgia.

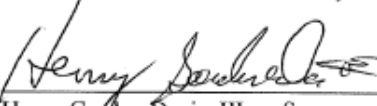
This conveyance is made subject to the following:

[1] Reservations, easements and restrictions contained in stipulation dated May 25, 1955, between J. R. Sealy and United States of America, recorded in Deed Book 30, Page 68 of the Public Records of Seminole County, Georgia.


[2] Restriction that any Mobile Home placed upon the above described property must be a modern 12 X 50 Mobile Home.

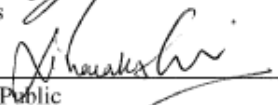
TO HAVE AND TO HOLD the above-described property in as full and ample a manner as the same was had and held by Decedent.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

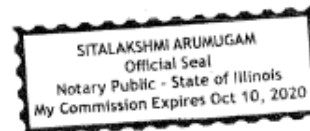

_____(L.S.)
Henry Gordon Davis, III, as Successor Executor
under the Last Will and Testament of Francis S.
Davis, Deceased

Signed, sealed and delivered
in the presence of:



Witness


Notary Public



(Notary Seal)

D0691-0001.54

Lot 8, Hilton Jones Subdivision

Tax Card Parcel 3 - 0031A0024

Seminole County, GA

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Summary

Parcel Number 0031A024
 Location Address 8299 SEALY CIR
 Legal Description LOT 7 HILTON JONES SD
 Class R3-Residential
 (Note: Not to be used on legal documents)
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District County (District 01)
 Millage Rate 32.686
 Acres 0.34
 Homestead Exemption No (50)
 Landlot/District N/A

[View Map](#)



Owner

[DAVIS H G JR](#)
 P O BOX 405
 SYLVESTER, GA 31791

Assessment Notices

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	31A SEALY CIR, 3.50 SF	Square Feet	16,000	0	0	0.34	1

Residential Improvement Information

Style One Family
 Heated Square Feet 2180
 Interior Walls DRYWALL/PANELING
 Exterior Walls VINYL SIDING
 Foundation SLAB PERIM FOOTINGS
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1969
 Roof Type ASPHALT SHINGLE
 Flooring Type CARPET/TILE/CERAMIC TILE
 Heating Type CENTHEATS/AIR COND
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$162,840
 Condition Average
 House Address 8299 SEALY CIR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
DOCK, 2" DECKING, LIGHT POSTS	1990	0x0 / 660	1	\$3,114
CANOPY, BOAT	1990	10x16 / 0	1	\$269
SITE IMPROVEMENTS	1900	0x1 / 1	1	\$3,500

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
10/5/1988	118 432		\$55,000	Fair Market - Improved		DAVIS H G JR

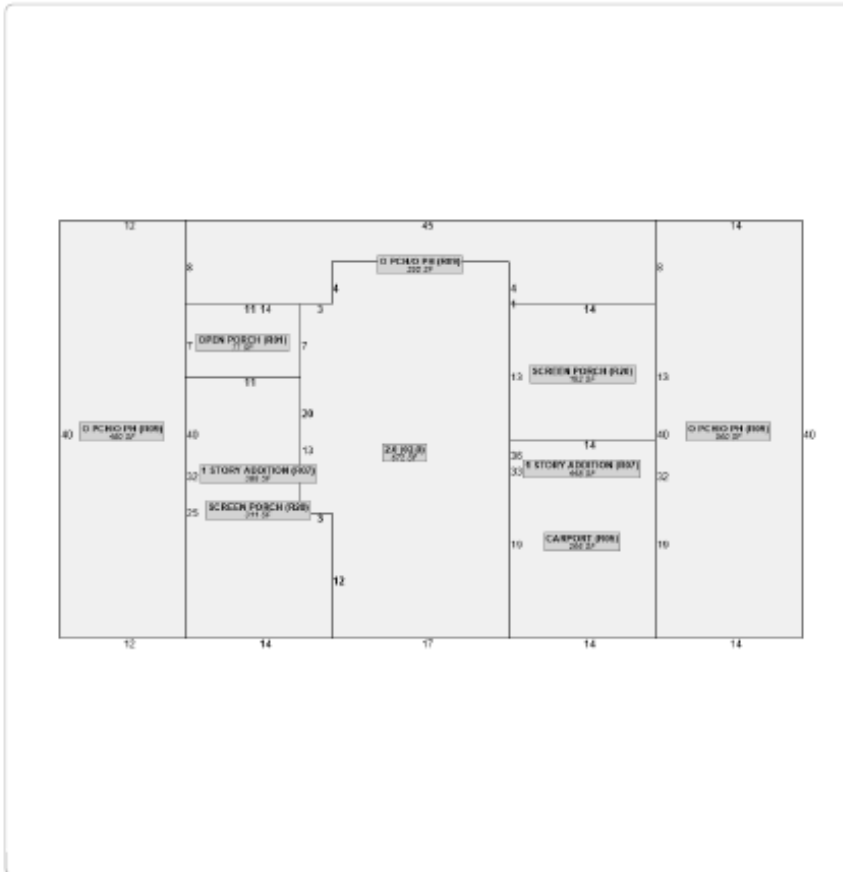
Valuation

	2023	2022	2021	2020	2019
Previous Value	\$219,723	\$182,317	\$161,057	\$161,057	\$161,057
Land Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
+ Improvement Value	\$162,840	\$162,840	\$125,434	\$104,174	\$104,174
+ Accessory Value	\$6,883	\$6,883	\$6,883	\$6,883	\$6,883
= Current Value	\$219,723	\$219,723	\$182,317	\$161,057	\$161,057

Tax Card Parcel 3 - 0031A0024




Sketches



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

Tax Map Parcel 3 - 0031A0024

 **qPublic.net**™ Seminole County, GA



Legend

-  Parcels
-  City Limits
-  Land Districts

Parcel ID	0031A024	Owner	DAVIS H G JR	Last 2 Sales			
Class Code	Residential		P O BOX 405	Date	Price	Reason	Qual
Taxing District	County		SYLVESTER, GA 31791	10/5/1988	\$55000	FM	Q
Acres	0.34	Physical Address	8299 SEALY CIR	n/a	0	n/a	n/a
		Assessed Value	Value \$219723				

(Note: Not to be used on legal documents)

Date created: 3/18/2024
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Developed by  Schneider GEOSPATIAL

Tax Bill 2023 Parcel 3 - 0031A024

2023 Property Tax Statement

Leslie I Johnson, TC
Seminole County
200 S Knox Ave
Donalsonville, GA 39845

DAVIS H G JR
P O BOX 405
SYLVESTER, GA 31791


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-1991	12/20/2023	\$0.00	\$2,898.67	\$0.00	Paid 12/12/2023

Map: 0031A-00000-024-000
Location: 8299 SEALY CIR
Account No: 199100 010

Printed: 05/25/2024

RETURN THIS PORTION WITH PAYMENT

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

Leslie I Johnson, TC Seminole County 200 S Knox Ave Donalsonville, GA 39845		Tax Payer: DAVIS H G JR Map Code: 0031A-00000-024-000 Real Description: LOT 7 HILTON JONES SD Location: 8299 SEALY CIR Bill No: 2023-1991							
Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions		
0.00	0.00	0.3400	\$219,723.00	12/20/2023	09/29/2023				
Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$87,889	\$0	\$87,889	0.016112	\$1,629.55	-\$213.48	\$1,416.07
INDUS AUT		\$0	\$87,889	\$0	\$87,889	0.000250	\$21.97	\$0.00	\$21.97
LIBRARY		\$0	\$87,889	\$0	\$87,889	0.000691	\$60.73	\$0.00	\$60.73
SCHOOL		\$0	\$87,889	\$0	\$87,889	0.015928	\$1,399.90	\$0.00	\$1,399.90
TOTALS					0.032981	\$3,112.15	-\$213.48	\$2,898.67	
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 200 S Knox Avenue or (229) 524-2238. 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 200 S Knox Avenue or (229) 524-2238.						Current Due	\$2,898.67		
						Penalty	\$0.00		
						Interest	\$0.00		
						Other Fees	\$0.00		
						Previous Payments	\$2,898.67		
						Back Taxes	\$0.00		
						Total Due	\$0.00		
						Paid Date	12/12/2023		
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.									

Deed Parcel 3 - 0031A024

432.

STATE OF GEORGIA,
COUNTY OF SEMINOLE

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of September, 1988, by and between

J. FERRELL KEATON, PEYTON H. KEATON, III, EMMA LOU KEATON FRANKLIN and KEATON SHEFFIELD, as Grantor,

and

H. G. DAVIS, JR., of Worth County, Georgia, whose mailing address is Post Office Box 405, Sylvester, Georgia 31791, as Grantee;

WITNESSETH: That Grantor, for and in consideration of the sum of \$55,000.00, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does grant, bargain, sell and convey unto Grantee, his heirs and assigns, the following described property, to wit:

All that 0.33 acre tract of land lying, being and located in Land Lot 235 of the 21st Land District of Seminole County, Georgia, and known as Lot 7 of Hilton Jones Subdivision and being more particularly described as follows: Commencing at a concrete monument on the north boundary of Land Lot 235 of the 21st Land District of Seminole County, Georgia, (said monument being north 88 degrees, 58 minutes west, a distance of 502.6 feet from the northeast corner of Land Lot 235); run thence south 66 degrees, 19 minutes west along the north boundary of the lands of the United States Government, (Jim Woodruff Reservoir Area), a distance of 466.9 feet to a concrete monument; continue thence along the north boundary of the lands of the United States Government, south 35 degrees, 46 minutes west a distance of 400.0 feet to the POINT OF BEGINNING of the tract herein described; continue thence along the north boundary of lands of the United States Government, south 35 degrees, 46 minutes West a distance of 100.0 feet; run thence north 39 degrees, 14 minutes west a distance of 150.00 feet; run thence north 35 degrees, 46 minutes east a distance of 100.0 feet; run thence south 39 degrees, 14 minutes east a distance of 150.0 feet to the POINT OF BEGINNING.

This is a portion of the same property conveyed by Warranty Deed dated April 14, 1980, from P. H. Keaton to J. Ferrell Keaton, Peyton H. Keaton, III, AND Emma Lou Keaton Franklin, recorded in Deed Book 91, Page 719 of the Public Records of Seminole County, Georgia, and the same property conveyed by Warranty Deed dated April 14, 1980, by P. H. Keaton to Keaton Sheffield recorded in Deed Book 91, Page 724 of the Public Records of Seminole County, Georgia.

This conveyance is made subject to the following:

- [1] Reservations, easements and restrictions contained in stipulation dated May 25, 1955, between J. R. Sealy and United States of America, recorded in Deed Book 30, Page 68 of the Public Records of Seminole County, Georgia.0111
- [2] Restriction that no Mobile Homes are allowed on the property described above.

Seminole County, Georgia
State Transfer Tax
\$ 0.00
10-3-88
J. W. B. Jones
Clerk of Superior Court

Deed Parcel 3 - 0031A024 - Page Two

TO HAVE AND TO HOLD the same bargained premises, together with all and singular the rights, members, and appurtenances thereof, to the same, belonging, or in anywise appertaining to the only proper use, benefit, and behoof of the Grantee, his heirs and assigns, forever in FEE SIMPLE.

Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee, his heirs and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have each hereunto set his or her hand and affixed his or her seal the day and year first above written.

J. Ferrell Keaton (SEAL)
J. FERRELL KEATON

Signed, sealed and delivered by J. FERRELL KEATON this 16th day of September, 1988, in the presence of:

Ronnie Joe Lane
Shirley D. Butler
NOTARY PUBLIC 6-23-91

Peyton H. Keaton III (SEAL)
PEYTON H. KEATON, III

Signed, sealed and delivered by PEYTON H. KEATON, III, this 29 day of August, 1988, in the presence of:

Tommy G. Goo
Shirley D. Butler
NOTARY PUBLIC 8-30-91

Emma Lou Keaton Franklin (SEAL)
EMMA LOU KEATON FRANKLIN

Signed, sealed and delivered by EMMA LOU KEATON FRANKLIN this 1st day of September, 1988, in the presence of:

Henny Anderson
Linda C. Conley
NOTARY PUBLIC
Notary Public, Bulloch County, Georgia
My Commission Expires Jan. 16, 1990

Keaton Sheffield (SEAL)
KEATON SHEFFIELD

Signed, sealed and delivered by KEATON SHEFFIELD this 14th day of September, 1988, in the presence of:

Clayton T. Lane
Louis G. Cross
NOTARY PUBLIC Notary Public, Cobb County, Georgia
My Commission Expires Oct. 3, 1989.

Recorded Oct. 5, 1988 at 4:30 P.M. — recorded Oct. 5, 1988 by Bobby Nichols, Clerk

433.

Tax Card Parcel 4 - 0031A025

Seminole County, GA

Online Appeal

Would you like to submit an appeal to the Board of Assessors? [Click Here](#) for more information.

Summary

Parcel Number 0031A025
Location Address SEALY CIR
Legal Description LOT 6 HILTON JONES S/D
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Tax District County (District 01)
Millage Rate 32.686
Acres 0.34
Homestead Exemption No (50)
Landlot/District N/A

[View Map](#)

Owner

[DAVIS H GORDON JR](#)
 P O BOX 405
 SYLVESTER, GA 31791

Assessment Notices

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	31A SEALY CIR:3.50 SF	Square Feet	16,500	0	0	0.34	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/28/1992	134 404		\$18,000	UV		DAVIS H GORDON JR

Valuation


	2023	2022	2021	2020	2019
Previous Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Land Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000

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

[User Privacy Policy](#) [GDPR Privacy Notice](#)
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Tax Map Parcel 4 - 0031A025

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Overview



Legend

-  Parcels
-  City Limits
-  Land Districts

Parcel ID	0031A025	Owner	DAVIS H GORDON JR	Last 2 Sales			
Class Code	Residential		P O BOX 405	Date	Price	Reason	Qual
Taxing District	County		SYLVESTER, GA 31791	2/28/1992	\$18000	UV	U
Acres	0.34	Physical Address	SEALY CIR	n/a	0	n/a	n/a
		Assessed Value	Value \$50000				

(Note: Not to be used on legal documents)

Date created: 3/18/2024
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Developed by  Schneider
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Tax Bill Parcel 4 - 0031A025

2023 Property Tax Statement

Leslie I Johnson, TC
Seminole County
200 S Knox Ave
Donalsonville, GA 39845

DAVIS H GORDON JR
P O BOX 405
SYLVESTER, GA 31791


Bill No.	Due Date	Current Due	Prior Payment	Back Taxes	*Total Due*
2023-1992	12/20/2023	\$0.00	\$659.62	\$0.00	Paid 12/12/2023

Map: 0031A-00000-025-000
Location: SEALY CIR
Account No: 199200 010

Printed: 05/25/2024

RETURN THIS PORTION WITH PAYMENT

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

Leslie I Johnson, TC Seminole County 200 S Knox Ave Donalsonville, GA 39845		Tax Payer: DAVIS H GORDON JR Map Code: 0031A-00000-025-000 Real Description: LOT 6 HILTON JONES S/D Location: SEALY CIR Bill No: 2023-1992
--	---	---

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good through	Exemptions
0.00	0.00	0.3400	\$50,000.00	12/20/2023	09/29/2023		

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
COUNTY		\$0	\$20,000	\$0	\$20,000	0.016112	\$370.82	-\$48.58	\$322.24
INDUS AUT		\$0	\$20,000	\$0	\$20,000	0.000250	\$5.00	\$0.00	\$5.00
LIBRARY		\$0	\$20,000	\$0	\$20,000	0.000691	\$13.82	\$0.00	\$13.82
SCHOOL		\$0	\$20,000	\$0	\$20,000	0.015928	\$318.56	\$0.00	\$318.56
TOTALS					0.032981	\$708.20	-\$48.58	\$659.62	

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 200 S Knox Avenue or (229) 524-2238. 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 200 S Knox Avenue or (229) 524-2238.

Current Due	\$659.62
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	\$659.62
Back Taxes	\$0.00
Total Due	\$0.00
Paid Date	12/12/2023

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.

Deed Parcel 4 - 0031A025

404.

WARRANTY DEED

STATE OF GEORGIA, DECATUR COUNTY

THIS INDENTURE, made and entered into this 20th day of May in the year of our Lord One Thousand Nine Hundred and nine-two between LINDA V. HINSON of the County of Hillsborough State of Florida as Party of the First Part, and H. GORDON DAVIS, JR. of the County of Worth, State of Georgia, as Party of the Second Part,

W I T N E S S E T H :

That the said Party of the First Part, for and in consideration of the sum of TEN DOLLARS AND OTHER VALUABLE CONSIDERATIONS in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, aliens, convey and confirm unto the said Party of the Second Part, his heirs and assigns, the following described property, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF

TO HAVE AND TO HOLD the said described property, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said Party of the Second Part, his heirs, executors, administrators, successors and assigns in Fee Simple.

And the said Party of the First Part warrants and will forever defend the right and title to the above-described property unto the said Party of the Second Part, his heirs and assigns, against the lawful claims of all persons whomsoever.

MBERT, FLOYD
& CONGER
ATTORNEYS AT LAW
WEST WATER STREET
47 OFFICE BOX 3825
BRIDGE, GA 31717
(912) 245-5884

Deed Parcel 4 - 0031A025 – Page Two

IN WITNESS WHEREOF, the said Party of the First Part has hereto set her hand and affixed her seal, and delivered these presents the day and year first above written.

Linda V. Hinson (SEAL)
LINDA V. HINSON

Signed, sealed and delivered in the presence of:

Donald Hughlett
Unofficial Witness

Corey Hop
Notary Public, Georgia
(SEAL) FLORIDA

Date commission expires:

Notary Public, State of Florida at Large
My Commission Expires Mar. 23, 1993

18.00
Paid \$
Date 5/23/12
Notary Public, Georgia
My Commission Expires

405.

LAMBERT, FLOYD
& CONGER
ATTORNEYS AT LAW
516 WEST WATER STREET
POST OFFICE BOX 1015
DAINBRIDGE, GA 31717
(912) 246-5884

Deed Parcel 4 - 0031A025 – Page Three

Filed for record May 28 , 1992 at 2:00 P.M.---Recorded May 28. 1992 by Sylvia G. James, Clerk.
406.

EXHIBIT "A"

All of the following described tract of land: Commencing at a concrete monument on the North boundary of Land Lot NO. 235, 21st District, Seminole County, Georgia (said monument being N88°58'W, 502.6 feet from the Northeast corner of Lot No. 235); thence S66°19'W, along the North boundary of the lands of U.S. Gov't. (Jim Woodruff Reservoir Area), 466.9 feet to a concrete monument; thence continue along the North boundary of lands of U.S. Gov't., S35°46'W, 300.0 feet to the point of beginning of tract being conveyed; thence continue along north boundary of land of U.S. Gov't S35°46'W, 100.0 feet; thence N39°14'W, 150.0 feet; thence N35°46'E, 100.0 feet; thence S39°14'E, 150.0 feet to the point of beginning. Being in Land Lot No. 235, 21st Land District, Seminole County, Georgia and containing 0.33 acres. This being Plot No. 6 in the above described Land Lot and being restricted from the use as House Trailer locations.

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