

LAKE HARTWELL AREA HOME



Relaxed Living In Lavonia

Charming and full of character, 460 Gumlog Drive is a 3-bedroom, 2-bath home near Lake Hartwell. Built in 2006, it offers 1,056± square feet of single-level living with a metal roof, fireplace, and a spacious front porch. The open floor plan features hardwood and carpet flooring, central heat and air, and abundant natural light. A 12' x 12' gazebo adds outdoor appeal, perfect for relaxing or entertaining. Conveniently located near Lake Hartwell, Lavonia, and I-85, this home is great as a residence, weekend getaway, or investment.

Online Only
Auction

**December 2, 2025,
at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Lake Hartwell Area Home.

Charming and full of character, 460 Gumlog Drive offers a comfortable 3-bedroom, 2-bath layout near Lake Hartwell. Built in 2006, this single-level home features 1,056± square feet of living space with a metal roof, fireplace, and a large front porch perfect for relaxing or entertaining. Inside, the open floor plan includes laminate flooring, central heat and air, and plenty of natural light throughout. A 12' x 12' gazebo provides the perfect spot for outdoor gatherings or quiet evenings under the stars. Conveniently located just minutes from Lake Hartwell, Lavonia, and I-85, this home is ideal as a primary residence, weekend retreat, or investment opportunity. Bid with confidence, because at auction you set the price. Selling at Auction: Buying and Selling Made Simple.

Bidding for this property will open on November 18, 2025, at 10:00 am and continue to December 2, 2025. 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 L. Manley

Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



🌿 Auction Date and Time: Tuesday, December 2, 2025 at 2 pm

🌿 Open House Dates and Times: Saturday, November 15, 2025 at 3 pm

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

PROPERTY INFORMATION



Property Address: 460 Gumlog Drive, Lavonia, Georgia 30553

Auction Date: Tuesday, December 2, 2025, at 2 pm

Assessor's Parcel Numbers: Franklin County 061D 082

Property Taxes: Franklin County \$1,117.35

Important Selling Features:

- 🌿 3-bedroom, 2-bath home built in 2006
- 🌿 1,056± square feet of single-level living space
- 🌿 Metal roof with low-maintenance exterior
- 🌿 Fireplace and large front porch
- 🌿 Open floor plan with durable laminate flooring
- 🌿 Central heat and air conditioning
- 🌿 12' x 12' gazebo for outdoor gatherings
- 🌿 Minutes from Lake Hartwell, Lavonia, and I-85
- 🌿 Ideal as a primary residence, weekend retreat, or investment property

TAX CARD

Franklin County, GA

Summary

Parcel Number 061D 082
Location Address 460 GUMLOG DR
Legal Description SEVEN POINT SOUTH BLOCK D LOTS 75 & 76
(Note: Not to be used on legal documents)
Class R3-Residential
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning
Tax District COUNTY (District 01)
Millage Rate 22.364
Acres 0
Neighborhood LAKE OFF WATER A (01555)
Homestead Exemption No (S0)
Landlot/District N/A

[View Map](#)

Owner

UCH LLC
 1293 TAYLOR RD
 HIAWASSEE, GA 30546

Assessment Notices

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	LAKE OFF WATER A	Lot	0	0	0	0	1

Residential Improvement Information

Style One Family
Heated Square Feet 1056
Interior Walls Sheetrock
Exterior Walls Comp/Hd Bd/PlyWd
Foundation Conc Wall/Masonry
Attic Square Feet 0
Basement Square Feet 0
Year Built 2006
Roof Type Galvanized Metal
Flooring Type Carpet/Hardwd
Heating Type Cent Heat/AC
Number Of Rooms 5
Number Of Bedrooms 3
Number Of Full Bathrooms 2
Number Of Half Bathrooms 0
Number Of Plumbing Extras 3
Value \$117,530
Condition Average
Fireplaces/Appliances Const 1 sty 1 Box 1
House Address 460 GUMLOG DR

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
RZ1 GAZEBO (USUALLY BY SQ FT)	2006	12x12 / 0	0	\$1,825

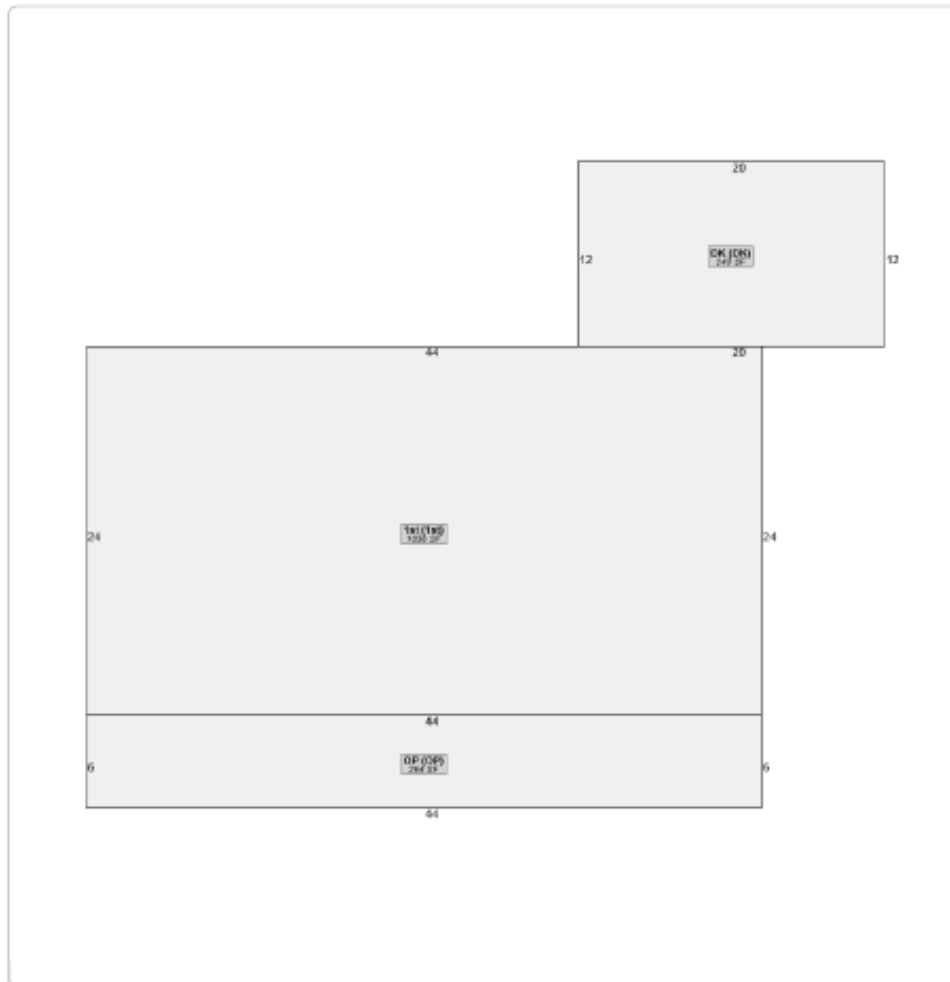
Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
11/26/2018	1324 188	7 163	\$0	GIFT	TACKETT SARAH	UCH LLC
6/20/2014	1159 293	7 163	\$23,900	Fair Market Value	KAJA HOLDINGS 2,LLC	TACKETT SARAH
11/25/2013	1138 134	7 163	\$12,900	BANK	SECRETARY OF HOUSING & URBAND	KAJA HOLDINGS 2,LLC
10/2/2012	1122 52	7 163	\$121,904	FORECLOSURE	BANK OF AMERICA N. A.	SECRETARY OF HOUSING & URBAND DEVELOPMEN
10/2/2012	1102 333	7 163	\$121,904	FORECLOSURE	BURDETTE VICTORIA	SECRETARY OF HOUSING & URBAND DEVELOPMEN
9/28/2006	847 97	7 163	\$93,000	Fair Market Value	BROWN TONY L	BURDETTE VICTORIA
3/29/2000	460 230	7 163	\$5,500	Land Market Sale	BROWN TONY L	BROWN TONY L

Valuation

	2025	2024	2023	2022	2021
Previous Value	\$124,833	\$114,155	\$102,653	\$91,713	\$91,713
Land Value	\$5,550	\$5,550	\$5,550	\$3,700	\$3,700
+ Improvement Value	\$117,530	\$117,458	\$106,780	\$97,128	\$86,182
+ Accessory Value	\$1,825	\$1,825	\$1,825	\$1,825	\$1,831
= Current Value	\$124,905	\$124,833	\$114,155	\$102,653	\$91,713

Sketches



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

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 Last Data Upload: 10/15/2025, 10:16:36 PM



TAX MAP

qPublic.netTM Franklin County, GA



Overview



Legend

-  Parcels
-  Roads

Parcel ID	061D 082	Owner	UCH LLC	Last 2 Sales			
Class Code	Residential		1293 TAYLOR RD	Date	Price	Reason	Qual
Taxing District	COUNTY		HIAWASSEE, GA 30546	11/26/2018	0	GI	U
Acres	n/a	Physical Address	460 GUMLOG DR	6/20/2014	\$23900	FM	Q
		Assessed Value	Value \$124905				

(Note: Not to be used on legal documents)

Date created: 10/16/2025

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Developed by  **SCHNEIDER**
GEOSPATIAL

TAX BILL

Franklin County Property Search

Bill 2025-15220

Property Information

Map Number	061D 082
Description	SEVEN POINT SOUTH BLOCK D LOTS 75 & 76
Property Address	460 GUMLOG DR
Property Type	REAL
Acres	0.0000
District	001 FRANKLIN COUNTY

Owner Information

Account ID	64752
Owner Name	UCH LLC
Address	1293 TAYLOR RD HIAWASSEE , GA 30546

Value Information

Land Value	5550.00
Building Value	119355.00
Assessed Value	124905.00
Exemptions	

\$ 2871.71

[\\$ Pay Taxes](#)

Bill Summary

Status	Tax Year	Bill Number	Tax Due	Due Date	Penalty Amount	Interest Amount	Other Fees	Paid Amount	Amount Due
✖ UNPAID	2025	15220	1117.35	11/15/2025	0.00	0.00	0.00	0.00	1117.35
✖ UNPAID	2024	15086	1166.28	11/15/2024	116.62	124.46	347.00	0.00	1754.36

✓ PAID ON 01/23/2024	2023	14881	1086.89	11/15/2023	0.00	29.44	82.00	1198.33	0
✓ PAID ON 12/09/2022	2022	14704	1059.38	11/15/2022	0.00	5.52	0.00	1064.90	0
✓ PAID ON 01/25/2022	2021	14609	1009.32	11/15/2021	0.00	15.78	82.00	1107.10	0
✓ PAID ON 10/26/2020	2020	14529	1019.95	11/15/2020	0.00	0.00	0.00	1019.95	0
✓ PAID ON 11/18/2019	2019	14473	985.46	11/15/2019	0.00	6.98	0.00	992.44	0

<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>			
Taxing Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax	
STATE TAX	124905.00	49962.00		49962.00					
COUNTY M&O	124905.00	49962.00		49962.00	11.2360	561.37		417.88	
SALES TAX ROLLBACK				49962.00	-2.8720		-143.49		
INSURANCE PREMIUM RB	124905.00	49962.00		49962.00					
COUNTY BOND	124905.00	49962.00		49962.00					
COUNTY SCHOOL M&O	124905.00	49962.00		49962.00	14.0000	699.47		699.47	
SCHOOL BOND	124905.00	49962.00		49962.00					
TOTALS					22.3640	1260.84	-143.49	1117.35	

Current Due:

\$1117.35

Penalty:

\$0.00

Interest:

\$0.00

Other Fees:

\$0.00

Previous Payments:

\$0.00

Back Taxes:

<https://pay.franklincountypa.com/BillDetails/2025/15220>

2/3

02/25, 4:58 PM

Franklin County Tax Pay

\$1754.36

Total Due:

\$2871.71

DEED

Recorded 12/03/2018 10:33 Deed Doc: WD

000188

Georgia Transfer Tax Paid : \$0.00
MELISSA B. HOLBROOK 0592018001257
Clerk Superior Court, FRANKLIN County, Ga.
Bk 01324 Pg 0188-0189

Return To:
Jim R. David
455 Evans St.
Mer, GA 30547

STATE OF GEORGIA
COUNTY OF FRANKLIN

NO TITLE SEARCH

WARRANTY DEED

THIS INDENTURE, made this 26th day of November, in the year Two Thousand Eighteen between SARAH TACKETT, as party or parties of the first part, hereinafter called Grantor, and UCH, LLC, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand 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, alien, convey, and confirm unto the said Grantee, the following described property:

All that tract or parcel of land lying and being in G.M.D. 213, Franklin County, Georgia, being Lot 75 and Lot 76, Block D of Seven Points South Subdivision, per plat thereof recorded in Plat Book 7, Page 163, Franklin County, Georgia Records, which recorded plat is incorporated herein by reference and made a part of this description.

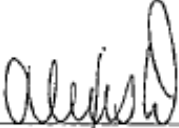
Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the right, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

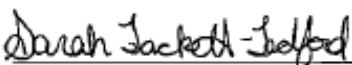
AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

000189

IN WITNESS WHEREOF, the Grantor herein has signed and sealed this deed, Signed,
sealed and delivered in the presence of:



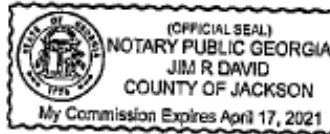
Witness

 (SEAL)

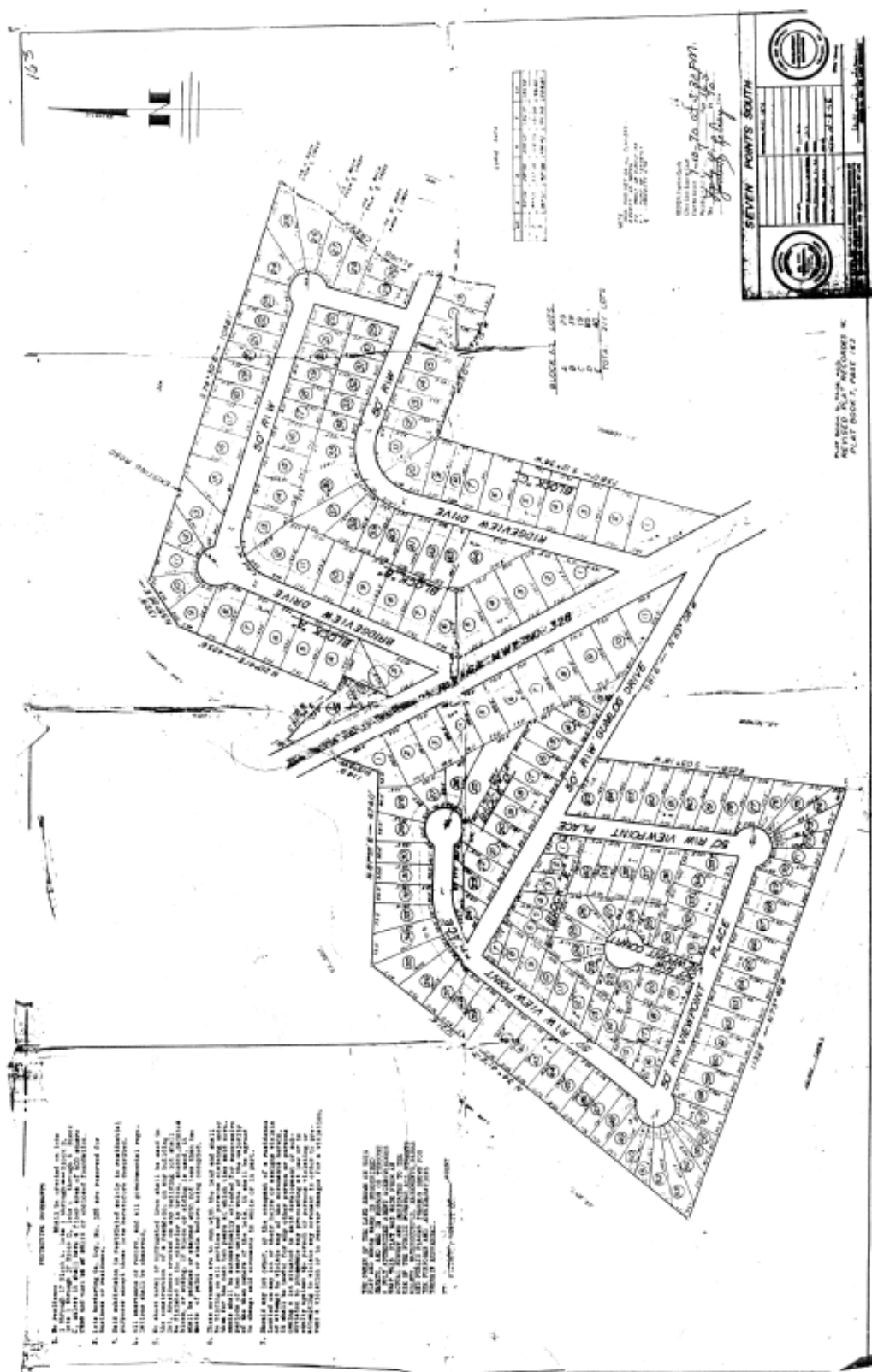
SARAH TACKETT



Notary Public
My Commission Expires:



PLAT



Go BID Now!



For more information, please visit

WiregrassAuctionGroup.com

