Property Information

27 Acres with Two Homes,
Colquitt County, Georgia

Final Contract to Include a 10% Buyer's Premium

Online Only Auction



3984 Old Doerun Road, Moultrie, Georgia 31768 Thursday, August 5, 2021 at 4 PM



(229)890 - 2437

www.WeeksAuctionGroup.com





Introduction

Dear Prospective Bidders,

Weeks Auction Group is pleased to announce the public auction of 27 Acres with two homes located in Colquitt County, Georgia.

27 Acres and two homes in Colquitt County are selling at auction. Properties this size, in this area are hard to come by. Buy with confidence at online auction. Property is offered in individual tracts, combinations, and as whole.

Bidding for this property will open on July 22 at 10:00 a.m. eastern time and continue to August 5, 2021. Bidding will begin closing at 4:00 p.m. eastern time subject to auto extentions. All bidding for this property will be conducted on the Weeks Auction Group online bidding platform at www.WeeksAuctionGroup.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 don't hesitate to contact me if you have any question about the property, the auction process, or if you'd like to schedule a private showing of the property.

Sincerely, Weeks Auction Group, Inc.

Jimmy Fitzpatrick Auction Coordinator





Auction Date and Time: August 5, 2021 at 4:00 P.M.

Open House Dates and Times: Monday, August 5, 2021 2:00 P.M. – 5:00 P.M.

Monday, August 2, 2021 2:00 P.M. – 5:00 P.M.

For More Information Contact: Jimmy Fitzpatrick

Weeks Auction Group, Inc. (229) 890-2437 – Office (229) 221-9209 – Cell Jimmy@BidWeeks.com



Property Information

Property Address: 3984 Old Doerun Road, Moultrie, Georgia 31768

Auction Date: Thursday, August 5, 2021 at 4:00 P.M.

Property Size: 27.30 +/- Acres

Assessor's Parcel Numbers: C028 020A

C028 020 C028 021

Property Tax Bill Amount: C028 020A - \$298.01

C028 021 - \$683.22 C028 020 - \$994.43

Driving Directions: From Moultrie Publix, head NW toward GA-37 E. (223 ft). Turn left at 1st cross street onto GA-37 W. (413 ft). Turn right onto E. Bypass NE/N Veterans Pkwy (1.8 mi). Continue onto GA-133N / GA- 33N (5.5 mi). Turn left on Old Doerun Rd. and destination will be on left (0.4 mi). "Watch for Auction Signs!"

Important Selling Features:

- Colquitt County Country Living
- Two Bedroom / One Bath Home Located on Tract 2
 - Currently Rented Month to Month for \$600
 - 1.2 +/- Acre Lot
 - Large Rear Deck for Entertaining
 - 4 Inch Deep Well
- Three Bedroom / Two Bath Home Located on Tract 4
 - Currently Rented Month to Month for \$670
 - o 1.04 +/- Acres
 - Large Front Porch
 - Large Camper Garage
 - Detached Two Car Garage / Shop
- Pond Located on Tract 1
- Offered In Individually Tracts, Combinations, and as a Whole



Aerial Map





Tracts 1, 3, & 5 **Tax Card Parcel - Page 1** C028 020



Summary

Parcel Number C028 020 Location Address 3981 OLD DOERUN RD

Legal Description LL 1498TH LD (Note: Not to be used on legal documents)

V5-Consv Use (Note: This is for tax purposes only. Not to be used for zoning.)

Zoning Tax District COUNTY (District 01)

Millage Rate 27.49

Acres

Neighborhood Homestead Exemption 30003 COUNTY AVERAGE (30003)

No (50) Landlot/District 149/8

View Map



Owner

JORDAN JULIA JANET 4043 OLD DOERUN RD MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Woodlands	Rural	2	13.72
RUR	Woodlands	Rural	5	7.19
RUR	Woodlands	Rural	7	5.09
RUR	Woodlands	Rural	8	0.05
RUR	Ponds	Rural	1	1.59
RUR	Ag Land	Rural	2	0.36
RUR	Ag Land	Rural	2	2

Conservation Use Rural Land

Type	Description	Soil Productivity	Acres
CUV	Agland 93	2	0.36
CUV	Timberland 93	2	13.72
CUV	Timberland 93	5	7.19
CUV	Timberland 93	7	5.09
CUV	Timberland 93	8	0.05
CUV	Timberland 93	1	1.59

Residential Improvement Information

One Family (Single Family) 2086

Style Heated Square Feet Interior Walls Sheetrock Exterior Walls Vinyl Siding Foundation Piers Attic Square Feet Basement Square Feet Year Built

Galvanized Metal Roof Type Flooring Type Carpet/Tile Cent AC/Heat

Heating Type Number Of Rooms Number Of Bedrooms Number Of Full Bathrooms Number Of Half Bathrooms Number Of Plumbing Extras Value \$67,648 Average Const 1 sty 1 Box 1 Condition Fireplaces\Appliances House Address 3981 OLD DOERUN



Tracts 1, 3, & 5 Tax Card Parcel – Page 2 C028 020

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
XPre Fab Storage Building	2020	10x20/0	1	
XPre Fab Storage Building	2020	10x20/0	0	
XPREFAB MTL CARPORT LOW COST	2020	18x20/0	0	
XWell - Residential	2005	0x0/1	0	\$2,000
XSentic System - Res	2005	0x0 / 1	0	\$750

Permits

Permit Date	Permit Number	Туре	Description
03/28/2007	1877	MOBILE HOME	MH 10913
03/28/2007	1877	MOBILE HOME	MH 10913
03/28/2007	1877	MORII E HOME	MH 10913

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2019	1379 288		\$0	Related by Family or Business	JORDAN N B	JORDAN JULIA JANET
4/14/2006	909 223		\$0		JORDAN ALICE S MCEVER	JORDAN N B
6/22/1978	328 451		\$0	NOT MARKET		JORDAN ALICE S MCEVER

Valuation

		2020	2019	2018	2017	2016
	Previous Value	\$188,341	\$184,025	\$151,445	\$151,445	\$151,445
	Land Value	\$81,241	\$117,943	\$113,627	\$81,047	\$81,047
+	Improvement Value	\$71,707	\$67,648	\$67,648	\$67,648	\$67,648
+	Accessory Value	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750
-	Current Value	\$155,698	\$188,341	\$184,025	\$151,445	\$151,445
	10 Year Land Covenant (Agreement	2020/\$18,354	2017/\$28,557	2017 / \$26,291		2007 / \$27,217

Assessment Notices (2020)

2020 Assessment Notice (PDF)

Photos

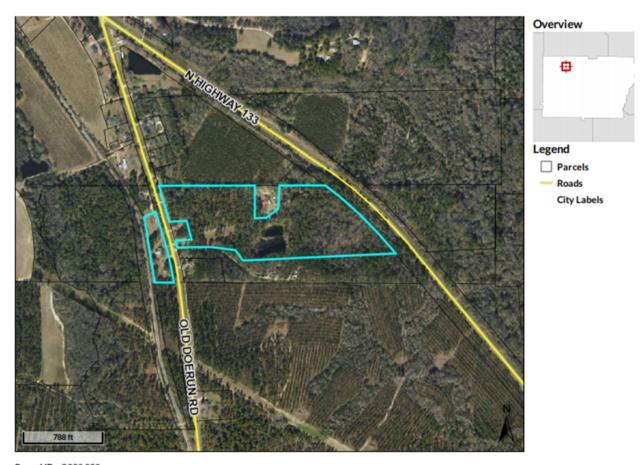


Sketches



Tracts 1, 3, & 5 Tax Map Parcel C028 020





Parcel ID - C028 020

Alt Id - 3063

Address - 3981 OLD DOERUN RD Owner - JORDAN JULIA JANET

Acres - 30

Date created: 4/21/2021 Last Data Uploaded: 4/20/2021 9:24:43 PM

Developed by Schneider



Tract 1, 3, & 5 Property Tax Bill 2020

	Tax Stateme	nt			Bill Number	Due Da	ite CU	RRENT	YEAR	JUL
					10973	12/10/20	020	\$0.	00	
Cindy Harvin	0#!			_		F	ayment Good	d Through:		
Colquitt County 1										
PO BOX 99				Ma	p: C028 020					
Moultrie, GA 3177	76			Las	t payment made	on: 1/11/20	21			
Phone: 229-616-741 Fax: 229-668-8371	0			Loc	ation: 3981 Ol	LD DOERUN R	D			
JORDAN JULIA JA	NET				aw requires all bills e new owner.	be sent to the Ja	nuary 1st own	ner-if sold, f	onward	
4043 OLD DOERU	N RD			** Interest a ** A 10% pe	t a rate of 1% per n enalty is imposed o	n all property other	r than homes			
MOULTRIE, GA 3	1768				500.00 ninety days not receive a tax bi			n, you must	check	
RETURN THIS FOR	M WITH PAYMEN	т		This office	Commissioner's C cannot guarantee re nortgage company	eceipt of bill in the	mail.	rold late ch	arges.	
indy Harvin						Tax Payer:	JORDAN	JULIA JA	NET	
	··· 0///	OUIT	COLL			Map Code:	C028 020			
olquitt County To	ax Office		8 8		TOTAL NEXT COST					
01 East Central A		8	A	52		Description:	LL 149 81	HLD		
01 East Central A O BOX 99	ve	3		8		Description: Location:	3981 OLD	and the second	N RD	
01 East Central A	ve	OS VOICE		3%8%E				and the second	N RD	
01 East Central A O BOX 99	ve 6	OS WEST REE		you	an this code with ur mobile phone to w or pay this bill.	Location:	3981 OLD	and the second	N RD	
01 East Central A 10 BOX 99 Noultrie, GA 31776 hone: 229-616-7416 ax: 229-668-8371	ve 6)	Some		yo vie	ur mobile phone to w or pay this bill.	Location: Bill Number: District:	3981 OLD 10973 1	DOERU	N RD	
01 East Central A O BOX 99 Moultrie, GA 31770 Phone: 229-616-7410	ve 6	Acres		you	ur mobile phone to	Location: Bill Number:	3981 OLD 10973	DOERU		nptions
01 East Central A PO BOX 99 Noultrie, GA 31770 Phone: 229-616-7410 ax: 229-668-8371	ve 6 0	Acres 30		yo vie r Market	ur mobile phone to w or pay this bill.	Location: Bill Number: District:	3981 OLD 10973 1	DOERU	Exem	nptions
01 East Central A O BOX 99 flouitrie, GA 31776 chone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTI	Land Value \$81,241.00	30	1 ssessment	ir Market Value 55698	ur mobile phone to w or pay this bill. Due Date 12/10/2020	Location: Bill Number: District: Billing Date 1/11/2021	3981 OLD 10973 1	nent hrough	Exem	SV Net Tax
01 East Central A O BOX 99 10 Identifie, GA 31776 Phone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTH	Land Value \$81,241.00	30 d FMV Net As 155698	ssessment 62279	ir Market Value 55698 Exemptions	Due Date 12/10/2020 Taxable Value 40236	Location: Bill Number: District: Billing Date 1/11/2021 Millage Rate 0	3981 OLD 10973 1 1 Payn Good Ti	nent hrough	Exem	Net Tax
O1 East Central A O BOX 99 floultrie, GA 31776 chone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTI STATE TAX COUNTY M&O UNINCORPORATED	Land Value \$81,241.00	30 d FMV Net As 155698	62279 62279	r Market Value 55698	Due Date 12/10/2020 Taxable Value 40236 40236	Location: Bill Number: District: Billing Date 1/11/2021 Millage Rate 0 15	3981 OLD 10973 1 1 Payn Good Ti 0.00 603.54	nent hrough	Exem \$	Net Tax 0.00 488.55
O1 East Central A O BOX 99 Noultrie, GA 31776 Chone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTI	Land Value \$81,241.00	30 d FMV Net As 155698 0	62279 62279	r Market Value 55698 Exemptions 22043 22043	Due Date 12/10/2020 Taxable Value 40236 40236	Location: Bill Number: District: Billing Date 1/11/2021 Millage Rate 0 15 -2.858	3981 OLD 10973 1 Payn Good Ti Good Ti 0.00 603.54	nent hrough	Exem \$ 0.00 0.00 4.99	Net Tax 0.00 488.55
O1 East Central A O BOX 99 Noultrie, GA 31776 Phone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTI STATE TAX COUNTY M&O UNINCORPORATED INSURANCE PREM ROLLBACK SCHOOL M&O	Land Value \$81,241.00	30 d FMV Net As 155698 0	62279 62279 0 62279	r Market Value 55698 Exemptons 22043 0 22043	Due Date 12/10/2020 Taxable Value 40236 40236 40236	Billing Date 1/11/2021 Milage Rate 0 15 -2.858 14.719	3981 OLD 10973 1 Payn Good Ti 	nent hrough	Exem \$ 0.00 0.00 4.99 0.00	Net Tax 0.00 488.55 0.00 372.78
O1 East Central A O BOX 99 Noultrie, GA 31776 Phone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTH STATE TAX COUNTY M&O UNINCORPORATED INSURANCE PREM ROLLBACK SCHOOL M&O SCHOOL SALES TROLLBACK	Land Value \$81,241.00	30 d FMV Net As 155698 155698 0 155698	62279 62279 0 62279	r Market Value 55698 Exemptions 22043 0 22043 0	Due Date 12/10/2020 Taxable Value 40236 40236 40236 40236 40236	Billing Date 1/11/2021 Millage Rate 0 15 -2.858 14.719 -5.454	3981 OLD 10973 1 Payn Good T 0.00 603.54 0.00 592.23 0.00	nent hrough Credit	Exem \$ 0.00 0.00 4.99 0.00 9.45	Net Tax 0.00 488.55 0.00 372.78
O1 East Central A O BOX 99 Noultrie, GA 31776 Phone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTI STATE TAX COUNTY M&O UNINCORPORATED INSURANCE PREM ROLLBACK SCHOOL M&O SCHOOL SALES TROLLBACK SPECIAL SERVICE	Land Value \$81,241.00	30 d FMV Net As 155698 0 155698 0 155698	62279 62279 0 62279 0 62279 0	r Market Value 55698 Exemptions 22043 22043 0 22043	Due Date 12/10/2020 Taxable Value 40236 40236 40236 40236 40236 40236 40236	Billing Date 1/11/2021 Millage Rate 0 15 -2.858 14.719 -5.454 1.231	3981 OLD 10973 1 Payn Good T 0.00 603.54 0.00 592.23 0.00 49.53	nent hrough	Exem \$ 0.00 0.00 4.99 0.00 9.45 0.00	0.00 488.55 0.00 372.78 0.00
O1 East Central A O BOX 99 Noultrie, GA 31776 Phone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTH STATE TAX COUNTY M&O UNINCORPORATED INSURANCE PREM ROLLBACK SCHOOL M&O SCHOOL SALES TROLLBACK	Land Value \$81,241.00 TY Adjuste	30 d FMV Net As 155698 155698 0 155698 0 155698	62279 62279 0 62279 0 62279 0 62279	r Market Value 55698 Exemptions 22043 22043 0 22043 0 22043	Due Date 12/10/2020 Taxable Value 40236 40236 40236 40236 40236 40236	Billing Date 1/11/2021 Millage Rate 0 15 -2.858 14.719 -5.454 1.231 0.289	3981 OLD 10973 1 Payn Good Ti 0.00 603.54 0.00 592.23 0.00 49.53 11.63	nent hrough Credit	Exem \$ 0.00 0.00 4.99 0.00 9.45 0.00 0.00	Net Tax 0.00 488.59 0.00 372.78 0.00 49.53 11.63
O1 East Central A O BOX 99 Noultrie, GA 31776 Phone: 229-616-7416 ax: 229-668-8371 Building Value \$74,457.00 TAXING ENTI STATE TAX COUNTY M&O UNINCORPORATED INSURANCE PREM ROLLBACK SCHOOL M&O SCHOOL SALES T. ROLLBACK EDECONOMIC DEVELO	Land Value \$81,241.00 TY Adjuste	30 d FMV Net As 155698 0 155698 0 155698	62279 62279 0 62279 0 62279 0	r Market Value 55698 Exemptions 22043 22043 0 22043	Due Date 12/10/2020 Taxable Value 40236 40236 40236 40236 40236 40236 40236	Billing Date 1/11/2021 Millage Rate 0 15 -2.858 14.719 -5.454 1.231	3981 OLD 10973 1 Payn Good T 0.00 603.54 0.00 592.23 0.00 49.53	nent hrough Credit	Exem \$ 0.00 0.00 4.99 0.00 9.45 0.00	0.00 488.55 0.00 372.78 0.00

❖ This bill is non-inclusive of the home place (part of parcel C028 020) on the left side of Old Doerun Road.



Tract 2 Tax Card Parcel – Page 1 C028 020A

Summary

Parcel Number C028 020A Location Address OLD DOERUN RD Legal Description LL 149 8TH LD

(Note: Not to be used on legal documents)

Class R4-Residential

(Note: This is for tax purposes only. Not to be used for zoning.)

Zoning
Tax District COUNTY (District 01)

Millage Rate 27.49

Acres 1

Neighborhood 30004 COUNTY BELOW AVG (30004) Homestead Exemption No (S0)

Homestead Exemption No (S0) Landlot/District 149/8

View Map



Owner

JORDAN JULIA JANET 4043 OLD DOERUN RD MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
DLID	Small Parcels	Pural	1	1

Residential Improvement Information

Style One Family (Single Family)

Heated Square Feet 712
Interior Walls Sheetrock
Exterior Walls Vinyl Siding
Foundation Piers
Attic Square Feet 0
Basement Square Feet 0

Year Built
Roof Type
Roof Type
Flooring Type
Heating Type
Number Of Rooms
Carpet/Tile
Cent AC/Heat
O

Number Of Bedrooms

Number Of Full Bathrooms

Number Of Half Bathrooms

Number Of Plumbing Extras

Value

Condition

House Address

O OLD DOERUN

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
XWater Availability	2006	0x0/1	0	\$250
XSeptic System - Res	2006	0x0/1	0	\$750

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2019	1379 288		\$0	Related by Family or Business	JORDAN N B	JORDAN JULIA JANET
4/14/2006	909 223		\$0		JORDAN ALICE S MCEVER	JORDAN N B
6/22/1978	328 451		\$0	NOT MARKET		JORDAN ALICE S MCEVER

(229) 89 /eeks.com



Tract 2 Tax Card Parcel – Page 2 C028 020A

Valuation

		2020	2019	2018	2017	2016
	Previous Value	\$30,358	\$30,358	\$28,869	\$28,869	\$28,869
	Land Value	\$8,120	\$8,120	\$8,120	\$6,631	\$6,631
+	Improvement Value	\$21,026	\$21,238	\$21,238	\$21,238	\$21,238
+	Accessory Value	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
-	Current Value	\$30,146	\$30,358	\$30,358	\$28,869	\$28,869

Assessment Notices

2021 Assessment Notice (PDF)

Photos



Sketches



Tract 2 Tax Card Parcel – Page 3 C028 020A



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

The Colquitt County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to the contraction of the conchange.
User Privacy Policy
GDPR Privacy Notice



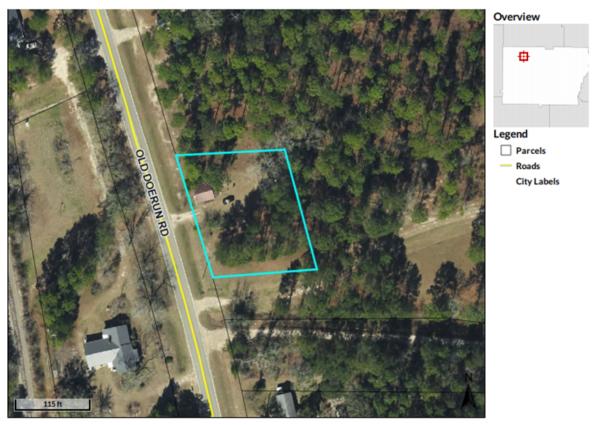
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Version 2.3.130



Tract 2 Tax Map Parcel C028 020A





Parcel ID - C028 020A Alt Id - 21390

Address - OLD DOERUN RD Owner - JORDAN JULIA JANET

Acres - 1

Date created: 7/13/2021 Last Data Uploaded: 7/12/2021 9:47:12 PM

Developed by Schneider



Tract 2 **Property Tax Bill 2020**

2020 Property Tax Statement

Cindy Harvin **Colquitt County Tax Office** 101 East Central Ave **PO BOX 99** Moultrie, GA 31776

Phone: 229-616-7410 Fax: 229-668-8371

JORDAN JULIA JANET

4043 OLD DOERUN RD

MOULTRIE, GA 31768

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE
10974	12/10/2020	\$0.00

Payment Good Through:

Map: C028 020 A

Last payment made on: 1/11/2021 Location: OLD DOERUN RD

- ** Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.
 ** Interest at a rate of 1% per month begins at the day after the due date.
- ** A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.

 ** If you do not receive a tax bill on the other property you own, you must check
- with the Tax Commissioner's Office before the due date to avoid late charges. This office cannot guarantee receipt of bill in the mail. (If paid by mortgage company send them this portion)

Cindy Harvin Colquitt County Tax Office 101 East Central Ave **PO BOX 99** Moultrie, GA 31776

Phone: 229-616-7410 Fax: 229-668-8371





vour mobile phone to view or pay this Tax Payer: JORDAN JULIA JANET

Map Code: C028 020 A Description: LL 149 8TH LD OLD DOERUN RD Location:

Bill Number: 10974 District:

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$22,026.00	\$8,120.00	1	30146	12/10/2020	1/11/2021		

TAXING ENTITY	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	Net Tax
STATE TAX	30146	12058	0	12058	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	30146	12058	0	12058	15	180.87	0.00	146.41
INSURANCE PREMIUM ROLLBACK	0	0	0	12058	-2.858	0.00	-34.46	0.00
SCHOOL M&O	30146	12058	0	12058	14.719	177.48	0.00	111.72
SCHOOL SALES TAX ROLLBACK	0	0	0	12058	-5.454	0.00	-65.76	0.00
SPECIAL SERVICE	30146	12058	0	12058	1.231	14.84	0.00	14.84
ECONOMIC DEVELOPMENT AUTH	30146	12058	0	12058	0.289	3.48	0.00	3.48
PARKS RECREATION	30146	12058	0	12058	1.788	21.56	0.00	21.56
TOTALS	3				24.715	398.23	-100.22	298.01



Tract 4 Tax Card Parcel - Page 1 C028 021



Summary

Parcel Number 3984 OLD DOERUN RD Location Address Legal Description

(Note: Not to be used on legal documents)

(Note: This is for tax purposes only. Not to be used for zoning.)

Zoning Tax District COUNTY (District 01)

Millage Rate Acres 27.49

30004 COUNTY BELOW AVG (30004)

Neighborhood 30004 C Homestead Exemption No (S0) Landlot/District 149/8

View Map



Owner

JORDAN JULIA JANET 4043 OLD DOERUN RD MOULTRIE, GA 31768

Rural Land

Type	Description	Calculation Method	Soil Productivity	Acres
RUR	Small Parcels	Rural	1	1.04

Residential Improvement Information

Heated Square Feet

2018 Exterior Walls Vinyl Siding Foundation Attic Square Feet

Basement Square Feet Year Built Roof Type Flooring Type Asphalt Shingles Carpet/Tile Cent AC/Heat

Heating Type
Number Of Rooms
Number Of Bedrooms
Number Of Full Bathrooms Number Of Half Bathrooms Number Of Plumbing Extras \$45,203 Value Condition Fireplaces\Appliances House Address 3984 OLD DOERUN

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
XImplement Shed, Roof Only	1999	24x24/0	0	\$594
XGarage	1999	16x37/0	0	\$5,916
XUtility Bldg, Unfinished	1999	24x52/0	0	\$7,065
XFence, Chain Link 4	1999	4x720/0	0	\$2,619
XWater Availability	1999	0x0/1	0	\$250
XSeptic System - Res	1999	0x0/1	0	\$750

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
7/31/2019	1379 288		\$0	Related by Family or Business	JORDAN N B	JORDAN JULIA JANET
10/30/2015	1250 311	1297	\$0	NTD	JORDAN DANNY B	JORDAN N B
7/3/2003	790 446	1297	\$0	NOT MARKET	JORDAN N B	JORDAN DANNY B
	357 877		\$0	NOTMARKET		MORRIS W E



Tract 4 Tax Card Parcel – Page 2 C028 021

Valuation

	2020	2019	2018	2017	2016
Previous Value	\$69,561	\$69,561	\$69,282	\$69,282	\$69,282
Land Value	\$7,164	\$7,164	\$7,164	\$6,885	\$6,885
+ Improvement Value	\$44,751	\$45,203	\$45,203	\$45,203	\$45,203
+ Accessory Value	\$17,194	\$17,194	\$17,194	\$17,194	\$17,194
= Current Value	\$69,109	\$69,561	\$69,561	\$69,282	\$69,282

Assessment Notices (2020)

2020 Assessment Notice (PDF)

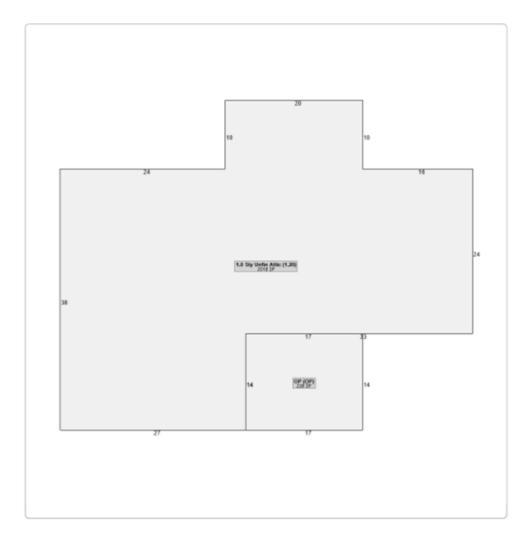
Photos



Sketches



Tract 4 Tax Card Parcel – Page 3 C028 021



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

The Colquitt County Assessor makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 5/4/2021, 9:30:20 PM

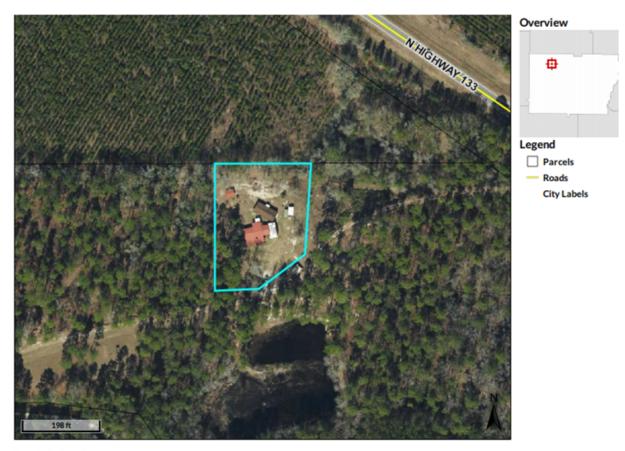


Version 2.3.118



Tract 4 Tax Map Parcel C028 021





Parcel ID - C028 021

Alt Id - 3064

Address - 3984 OLD DOERUN RD Owner - JORDAN JULIA JANET

Acres - 1.04

Date created: 5/5/2021 Last Data Uploaded: 5/4/2021 9:30:20 PM

Developed by Schneider



Tract 4 **Property Tax Bill 2020**

2020 Property Tax Statement

Cindy Harvin Colquitt County Tax Office 101 East Central Ave **PO BOX 99** Moultrie, GA 31776

Phone: 229-616-7410 Fax: 229-668-8371

JORDAN JULIA JANET

4043 OLD DOERUN RD

MOULTRIE, GA 31768

RETURN THIS FORM WITH PAYMENT

Bill Number	Due Date	CURRENT YEAR DUE		
10975	12/10/2020	\$0.00		

Payment Good Through:

Map: C028 021

Last payment made on: 1/11/2021 Location: 3984 OLD DOERUN RD

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Phone: 229-616-7410 Fax: 229-668-8371





your mobile phone to view or pay this

Tax Payer: JORDAN JULIA JANET

Map Code: C028 021 Description: LL 149 8TH LD

3984 OLD DOERUN RD Location:

Bill Number: 10975 District:

Building Value	Land Value	Acres	Fair Market Value	Due Date	Billing Date	Payment Good Through	Exemptions
\$61,945.00	\$7,164.00	1.04	69109	12/10/2020	1/11/2021		

TAXING ENTITY	Adjusted END/	Net Assessment	Everentions	Taxable Value	Millago Dato	Gross Tax	Credit	Net Tax
TAXING ENTITY			exemptions		miliage Rate			
STATE TAX	69109	27644	0	27644	0	0.00	0.00	0.00
COUNTY M&O UNINCORPORATED	69109	27644	0	27644	15	414.66	0.00	335.65
INSURANCE PREMIUM ROLLBACK	0	0	0	27644	-2.858	0.00	-79.01	0.00
SCHOOL M&O	69109	27644	0	27644	14.719	406.89	0.00	256.12
SCHOOL SALES TAX ROLLBACK	0	0	0	27644	-5.454	0.00	-150.77	0.00
SPECIAL SERVICE	69109	27644	0	27644	1.231	34.03	0.00	34.03
ECONOMIC DEVELOPMENT AUTH	69109	27644	0	27644	0.289	7.99	0.00	7.99
PARKS RECREATION	69109	27644	0	27644	1.788	49.43	0.00	49.43
TOTAL	s				24.715	913.00	-229.78	683.22

^{**} Georgia law requires all bills be sent to the January 1st owner-if sold, forward this bill to the new owner.

** Interest at a rate of 1% per month begins at the day after the due date.

[&]quot;* A 10% penalty is imposed on all property other than homestead property with a bill under \$500.00 ninety days after the due date.

"If you do not receive a tax bill on the other property you own, you must check the property of the prope

with the Tax Commissioner's Office before the due date to avoid late charges. This office cannot guarantee receipt of bill in the mail. (If paid by mortgage company send them this portion)



CUVA Page 1

BOOK PAGE 1408 0307 LERK OF SUPERIOR COUP

2020 MAY -5 PM 3: 18

LYNK G. FURVIS. CLERK

GEORGIA, COLQUITT COUNTY
CLERK'S OFFICE, SUPERIOR COURT
RECORDED IN SOOK MUD FOLIO 327-336
DAY OF THE DEPUTY CLERK

PT283A Rev 2/15

APPLICATION AND QUESTIONNAIRE FOR CURRENT USE ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY

ASSESSMENT OF BONA FIDE AGRICULTURAL PROPERTY To the Board of Tax Assessors of Colquitt County. In accordance with the provisions of O.C.G.A. § 48-5-7.4, I submit this application and the completed questionnaire on the back of this application for consideration of current use assessment on the property described herein. Along with this application, I am submitting the fee of the Clerk of Superior Court for recording such application if approved. Name of owner (individual(s), family owned farm entity, trust, estate, non-profit conservation organization or club) — The name of each individual and the percentage interest of each must be listed on the back of this application. For special rules concerning Family Farm Entities and the maximum amount of property that may be entered into a covenant, please consult the County Board of Tax Assessors JORDAN JULIA JANET Number of acres included in this application City, State, Zip Owner's mailing address MOULTRIE, GA 31768 Agricultural Land: 1043 OLD DOERUN RD Timber Land Property location (Street. Route, Hwy. etc.) City. State. Zip of Property. Covenant Acres 30 00 MOULTRIE, GA 31768 Total Acres 30.00 3981 OLD DOERUN RD District Land Lot Subtet & Block Recorded Dead Book/Page List types of storage and processing buildings: 149 If the undersigned, do hereby solemnly swear covenant and agree that at the until handle of the text of the best of my knowledge and that the above described property qualifies here the knowledge and that the above described property qualifies here the knowledge and that the above described property qualifies the knowledge and that the above described property and the hand of this application formula an also aware that certain penalty actions and application formula an also aware that certain penalty actions are application. AUTHORIZED'SIGNATURE If the undersigned, do hereby solemnly swear covenant and agree that all to with the late of the provisions of O.C.G.A. § 48-5-7.4. If further swear that I am authorized to sign line application on behalf of the owner(s) making application and to sign line application on behalf of the owner(s) making application and to sign line application force. If the owner is application force is a swear that certain penalty of the second of the individuals having an ownership right to this property on the back of this application force. If an also aware that certain penalty of the second of the individuals having an ownership right to this property on the back of this application. ne back of this applies your forms. I am also aware that certain penalty 3-19-2020 Authorized Representative GEORGIA Signature of Taxpayer or Taxpayer's Authorized Representative CBL COUNTY (Please have additional taxpayers sign on reverse side of application ner as other property appeals are made pursuant to O.C.G.A. § 48-5-311. If denied, Georgia law O.C.G.A. § 48-5-7.4 provides that the applicant FOR TAX ASSESSORS USE ONLY CANAL MARKET TAX DISTRICT TAXPAYER ACCOUNT NUMBER YEAR COVENANT MAP & PARCEL NUMBER Begin: Jan 1, 2020 Ends: Dec 31,2029 01 3063 C028 020 If applicable, covenant is a continuation for tax If transferred from Preferential If applicable, covenant is a renewal for tax year: Begin: Jan 1. ___ _ Ends: Dec 31, _ Agricultural Assessment, provide date Begin: Jan 1, 2017 Ends: Dec 31, 2026 If continuing a covenant where part of the property has been transferred, list Original Covenant Map and Pursuant to O.C.G.A. § 48-5-7.4(d) a taxpayer may enter into a renewal contract in the 9th year of a covenant period so that the contract is continued without a lapse for an additional 10 years. 4/37/3000 Approved V Date: 4/29/2000 Board of Tax Assessors If denied, the County Board of Tax Assessors shall issue a notice to the taxpayer in the same manner as all other notices are issued pursuant to O.C.G.A. Section 48-5-306.



CUVA Page 2

7.5	CURR	ENT USE ASSESSMENT	QUESTIONNAL	RE - PT283A	G080M20	PAGE
described in this ap	other than single title oplication, the percent ble to this application.	ed owners, must list below each inc age interest of each, the relationsh	dividual's name that o ip of each (if the appl	wns a beneficial into cant is a family fam	rest in the property n entity) aby force	0308
beneficial intere described in this form does not cont list all owners, providing all inform	Name having any est in the property application. (If this ain sufficient lines to please attach list nation requested for idividual.)	Relationship (complete only if application is for a family farm entity)	Percent interest owned in property in this application only	Counties where you own interest in property under other covenants and total acres in other conservation use covenants		Each owner's percent interest owned and number of acres owned by each under other covenants
	Name / Relati	ionship		County	Total Acres	% Interest / No of Acres
				L		
Check Appropria	te Ownership Type:					
(NOne or r	more natural or natural	ized citizens.				
1.4		es or heirs are one or more natural	or naturalized citizens	i.		
		ies are one or more natural or natu				
family lin past or f records) eligibility	nited liability company uture bona fide conser ; provided, however, th {include supporting e		n bona fide conservat n the year immediatel amily farm entity, an e	on uses(in y preceding the year stimate of the incon	cluding earnings on in in which eligibility is s ne of such entity may b	vestments directly related to ought (include supporting tax ie used to determine its
letter/ch	arter with application.)					
copy of	RS determination lette	leasure, recreation, and other nonp er/charter with application.)				Revenue Code. (Provide
Check All Bona f	ide uses that apply a	and the percentage use, as they	relate to the proper	ty described in thi	s application.	
[] Raising.	harvesting, or storing	crops %				
		ng livestock or poultry %				
[i] Froduci	ng plants, trees, fowl,	or animals (including the productio	n of fish or wildlife) %			
producti	habitat of not less that on shall be considered 48-5-7.4(b)(2)	n ten (10) acres of wildlife habitat (d a type of agriculture); %(s	either in its natural st ee board of tax asses	ate or under manage sors for appropriate	ement; no form of come documentation in acco	mercial fishing or fish ordance with O.C.G.A.
[] Producti	ion of aquaculture, hor	rticulture, floriculture, forestry, dairy	, livestock, poultry, a	nd apiarian products	%	
[]Yes NJW	Is this property or	any portion thereof, currently being ng used by the lessee, as well as to	leased? (If yes, list t	he name of the pers	on or entity and briefly	explain how
Wes []No	Are there other rea	al property improvements located o ation? If yes, briefly list and descrit	n this property other	han the storage and	processing buildings	listed on the 2.S.i.+C
[]Yes (JANo		rictive covenants currently affecting				
IIYes IJA	Are there any dee	d restrictions on this property? If ye	es, please list the rest	rictions.		
Nyes []No		zoning on this property allow agricu			has all has in	
[]Yes [VNo		ousiness operated on this property				
Although not required etermination. This (1) Plans or program substantiate a bona entity return (e.g., Fe-The Board of Tax/	red, the applicant(s) for a information may include as for the production of a fide conservation use, s	agricultural and timber products. (2) Ev such as receipts for feed, equipment, e	nay wish to provide add ridence of participation to: (4) Income tax recor	itional information to a in a government subside, such as copies of	assist the board of asses dy program for crops or t a previously filed Federal	imber. (3) Receipts that Schedule F or the appropriate
		EASE OF CURRENT US	E ASSESSMEN	T OF BONA FI	DE AGRICULTU	RAL PROPERTY
use assessment wit property records of t	in the county board of tax the clerk's office.	, having satisfied all applicable taxes a x assessors. Pursuant to O C.G.A. § 4	and penalties associated 8-5-7.4(w) no fee is rec	with the covenant ab juired for the clerk of s	ove, do hereby file this a superior court to file and i	oplication for release of current index this release in the real
Sworn to and subsc This day of	Ta	expayer's Authorized Signature	Approved by: Board of	Tax Assessors		
Notary Public		Date Filed	Date Ap	proved		



Legal Description

(East part of C028/020; C028/020A and C028/021): 33 acres, more or less, in Land Lot 149 of the 8th Land District of Colquitt County, Georgia, bound on the West by the East margin of the right of way of the Old Doerun Road, North by property of James D. Hunter and Peggy Hunter, East by the West margin of the right of way of Hwy 133 North and South by property Debra Gail Murphy as shown by a plat recorded in Plat Book 15, Page 176, Colquitt County records.



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