



Cedar Grove
• VILLAGE •

NO
LITTERING

CEDAR HALL

STOP



Summary

Parcel Number 07 070001100617
Location Address BETHLEHEM RD
 SOUTH FULTON
Legal Description
Property Class A5 - Agricultural Large Tracts
Neighborhood 0708
Tax District 55
Zoning AG1
Acres 77.2314
Homestead N
Exemptions

[View Map](#)

Owner

[Ghv Cedar LLC](#)

Most Current Owner

[Ghv Cedar LLC](#)

PO BOX 7598
 SAINT PETERSBURG FL 33734

Owner Info Last Updated 4/24/2022

Land

Description	Land Type	Land Code	Square Feet	Acres
RESIDUAL	A	7	435,600	10.0000
UNDEVELOPED	A	0	2,928,600	67.2314

Total Acres:
77.2314

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
6/18/2021	\$50,000		63991	0598	Unqualified	Sale Includes Multiple Parcels	GHV CEDAR LLC	BOEX LLC	63991 0598
8/30/2013	\$646,701		53209	0689	Unqualified	Sale Includes Multiple Parcels	BOEX LLC	RL REGI GA KGI LLC	53209 0689
7/3/2012	\$0		51389	0444	Unqualified	Sale < = 1000	RL REGI GA KGI LLC	KNIGHT GROUP INC THE	51389 0444
2/7/2012	\$30,150		51389	0444	Unqualified	Sale Includes Multiple Parcels	BANK OF AMERICA NA	COX MICHAEL	51389 0444
6/18/2003	\$0	LW	37047	00298	Unqualified	Sale < = 1000	KNIGHT GROUP INC THE	CHATTAHOOCHEE MITIGATION LLC	37047 00298
6/18/2003	\$0	LW	37047	00293	Unqualified	Sale < = 1000	CHATTAHOOCHEE MITIGATION LLC	KNIGHT GROUP INC THE	37047 00293
4/9/2001	\$1,111,452	WD	30268	00145	Unqualified	Sale Includes Multiple Parcels	KNIGHT GROUP INC THE	CUNNINGHAM SARA W ET AL	30268 00145

Valuation

	2023	2022	2021	2020	2019	2018
LUC	100	100	100	100	100	100
Class	A5	A5	A5	A5	A5	R5
+ Land Value	\$620,500	\$621,400	\$603,300	\$596,100	\$584,800	\$263,000
+ Building Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Value	\$620,500	\$621,400	\$603,300	\$596,100	\$584,800	\$263,000
Assessed Value	\$248,200	\$248,560	\$241,320	\$238,440	\$233,920	\$105,200

Summary

Parcel Number 07 040001140814
 Location Address BETHLEHEM RD
 SOUTH FULTON
 Legal Description
 Property Class R5 - Residential Large Tracts
 Neighborhood 96166
 Tax District 55
 Zoning AG1
 Acres 13.1697
 Homestead N
 Exemptions

[View Map](#)

Owner

[Ghv Cedar LLC](#)

Most Current Owner

[Ghv Cedar LLC](#)

PO BOX 7598
 SAINT PETERSBURG FL 33734

Owner Info Last Updated 4/24/2022

Land

Description	Land Type	Land Code	Square Feet	Acres
UNDEVELOPED	A	0	573,672	13.1697

Total Acres:
13.1697

Sales

Sale Date	Sale Price	Instrument	Deed Book	Deed Page	Qualification	Sales Validity	Grantee	Grantor	Recording
6/18/2021	\$50,000		63991	0598	Unqualified	Sale Includes Multiple Parcels	GHV CEDAR LLC	BOEX LLC	63991 0598
8/30/2013	\$646,701	LW	53209	0689	Unqualified	Unvalidated/Deed Stamps	BOEX LLC	RL REGI GA KGI LLC	53209 0689
2/7/2012	\$500,000		51389	0444	Unqualified	Sale Includes Multiple Parcels	RL REGI GA KGI LLC	COX MICHAEL	51389 0444
6/18/2003	\$10	LW	37047	00298	Unqualified	Sale <= 1000	KNIGHT GROUP INC	CHATTAHOOCHEE MITIGATION LLC	37047 00298

Valuation

	2023	2022	2021	2020	2019	2018
LUC	100	100	100	100	100	100
Class	R5	R5	R5	R5	R5	R5
+ Land Value	\$347,000	\$88,600	\$86,000	\$85,000	\$83,500	\$81,500
+ Building Value	\$0	\$0	\$0	\$0	\$0	\$0
= Total Value	\$347,000	\$88,600	\$86,000	\$85,000	\$83,500	\$81,500
Assessed Value	\$138,800	\$35,440	\$34,400	\$34,000	\$33,400	\$32,600

Assessment Notices

[2023 Assessment Notice \(PDF\)](#)

**KAIZEN COLLABORATIVE DESIGN INC.
CEDAR GROVE SOUTH FULTON 77 ACRES**

	Item Description	Quantity	Units	Unit Price	Cost
LOTS		110 APPROX.			
MOBILIZATION	Cost/acre	1.00	ls	22,000.00	\$ 22,000.00
SURVEYING	Layout & Staking	1.00	ls	42,000.00	\$ 42,000.00
	GPS	1.00	ls	15,000.00	\$ 15,000.00
CLEARING	Clearing, Grubbing & Haul Off Chips	41.00	AC	77.00	\$ 3,157.00
EARTHWORK	Stipping	4.35	CY	71,610.00	\$ 311,503.50
	Cut/Fill	3.55	CY	230,290.00	\$ 817,529.50
	Finish Grading	41.00	AC	5,200.00	\$ 213,200.00
	Finish Lot Grading	110.00	EA	750.00	\$ 82,500.00
	Blast Rock	-	CY	24.00	\$ -
	Rip Rock	2,400.00	CY	8.50	\$ 20,400.00
	Trench Rock Blast	-	CY	76.00	\$ -
SANITARY	8" PVC (approx.)	6,800.00	LF	142.00	\$ 965,600.00
	Manholes (approx.)	20.00	EA	4,400.00	\$ 88,000.00
Storm	24" RCP (approx.)	6,800.00	LF	96.00	\$ 652,800.00
	36" Headwall (approx.)	2.00	EA	3,700.00	\$ 7,400.00
	Manholes (approx.)	20.00	EA	5,200.00	\$ 104,000.00
Water	8" DIP (approx.)	6,800.00	LF	115.00	\$ 782,000.00
Road	24" Curb and Gutter	13,600.00	LF	22.00	\$ 299,200.00
	Throat and Tops	-	EA	2,400.00	\$ -
Paving	6" GAB / 2" binder / 1.5" topping	18,133.00	SY	65.00	\$ 1,178,645.00

TOTAL \$ 5,604,935.00

ANTICIPATED LOT YIELD	110.00
COST PER LOT	\$ 50,953.95
RAW LAND COST PER LOT	\$ 10,000.00
TOTAL COST PER LOT	\$ 60,953.95

\$ 1,100,000.00



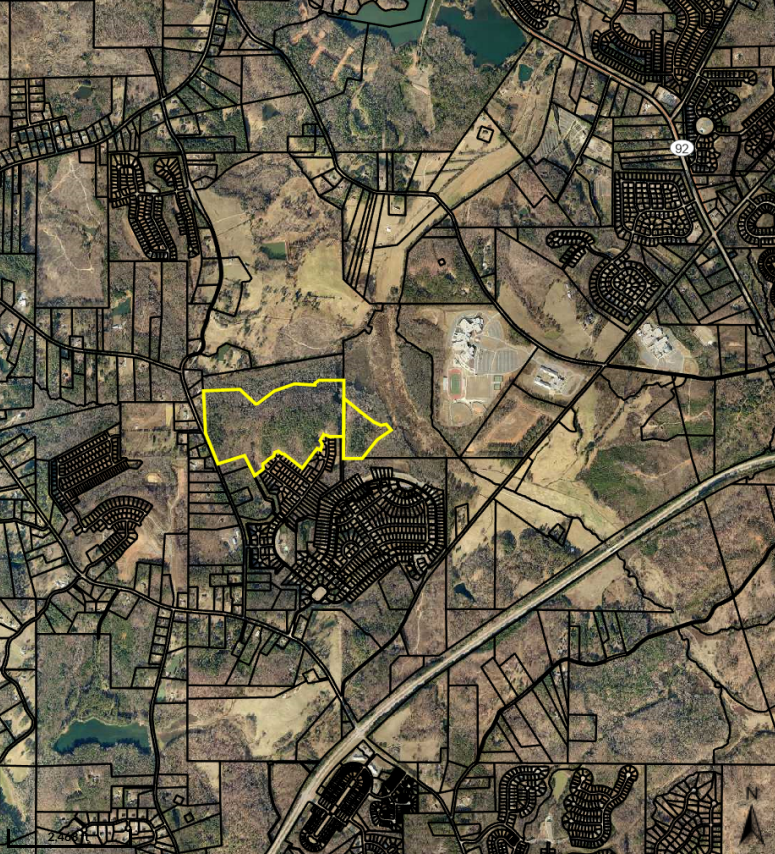
Old Bethlehem Road

77.23 acs

Valley Loop

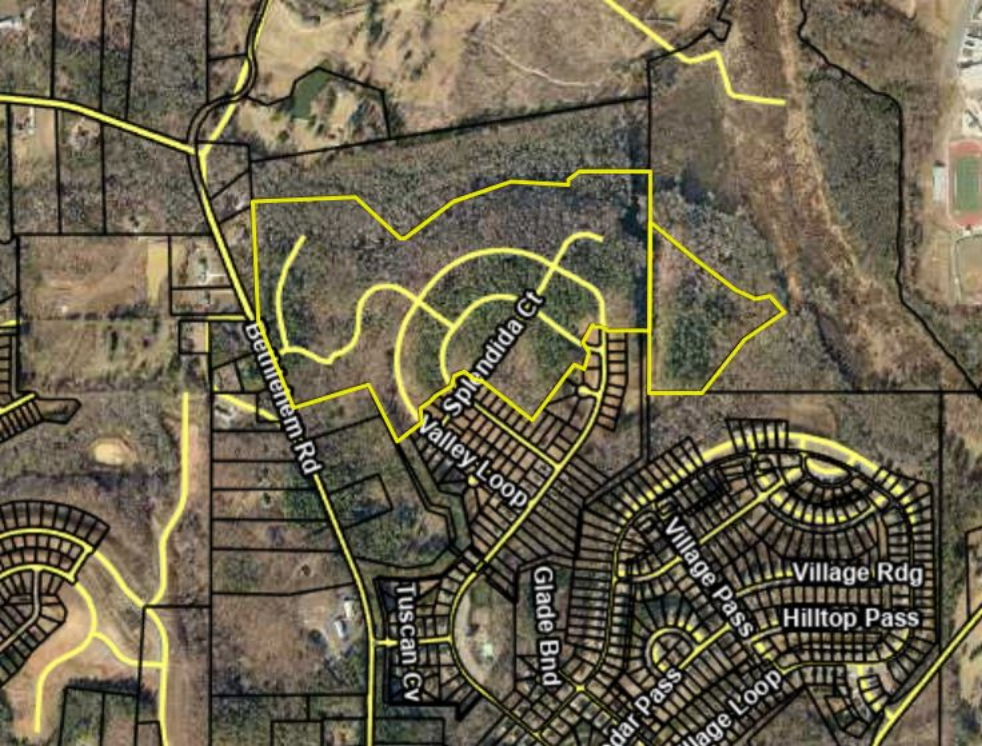
13.17 acs

Line Creek



92





Bellmead Rd

Splendida Ct

Valley Loop

Tuscan Cv

Glade Bnd

Village Pass

Village Rdg

Hilltop Pass

Sedar Pass

Village Loop



***Home in Community**