

Superior Court Overview
R244-1C Ernest Communities LLC

This parcel was appealed to Superior Court for the 2024 tax year. This is a vacant parcel of land with a total acreage of 15.20 ac.

The original value of the parcel is \$1,307,671.

This parcel is split into two portions. The 10.63ac portion has a long narrow strip that originally was intended to have town homes. The City of Rincon has denied the townhomes, and the two parties are in ligation.

The 4.57 ac portion of the parcel can be developed per the city of Rincon. This portion does have a .90 ac low spot.

Land Breakdown

4.57 ac at \$172,062 per ac=\$786,323

10.63 ac at \$500per ac=\$5,315

Total FMV of \$791,638

R2440001C00				2024 Effingham County Board of Assessors				1/30/2025 12:40:03 PM Acct # 24305 jkeyes					
Owner Information				General Property Information				Values					
ERNEST COMMUNITIES LLC P O BOX 1008 RICHMOND HILL, GA 31324				SITUS		0 STEPHANIE AVE		Imp Val		0			
				LEGAL		15.20 ACRES		Acc Val					
				Tax District		03-Rincon	GMD	9TH	Homestead	S0	Land Val		1,307,671
				Total Acres		15.20	LL		No Covenant	0	Total Value		299C 1,307,671
				Zoning		MXU	LD		Acc/Des	0A - 1.000000	2023 : 0		2022 : 0
				Unit			Return Value		0		2021 : 88,175		2020 : 88,175
Access - .50		- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	RINCON LG AC: LAND:00000 / BLDG:00000 - 1.00				
SALES INFORMATION													
Grantee		Grantor		Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason			
ERNEST COMMUNITIES LLC				03/03/2005	1246 116	A 379F	19,000	C5	0	UV			
LAND INFORMATION													
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value		
C5	422 RINCON LG COM 172,062.00	Acre	15.20	0	0			172,062.00	172,062.00	1.00	2,615,342		

