

INVOICE

FROM:
 David M Atkins
 The Atkins Agency Inc
 P. O. Box 1046
 Springfield, Ga 31329
 dmatkins@windstream.net
 Telephone Number: 912-665-1424 Fax Number:

INVOICE NUMBER	
132-0923	
DATES	
Invoice Date:	September 11, 2023
Due Date:	
REFERENCE	
Internal Order #:	132-0923
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	132-0923
Other File # on form:	132-0923
Federal Tax ID:	
Employer ID:	

TO:
 Effingham County Board of Commissioners
 601 N Laurel Street
 Springfield, Ga 31329
 E-Mail:
 Telephone Number: Fax Number:
 Alternate Number:

DESCRIPTION

Lender: Effingham County Board of Commissioners Client: Effingham County Board of Commissioners
 Purchaser/Borrower: Effingham County Board of Commissioners
 Property Address: Courthouse Rd
 City: Springfield
 County: Effingham State: GA Zip: 31329
 Legal Description: 11th GM District Effingham County, Ga; 0.36 acres

FEES	AMOUNT
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Restricted Appraisal	750.00
SUBTOTAL	
	750.00

PAYMENTS	AMOUNT
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Check #:	Date:	Description:	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
SUBTOTAL			0.00

TOTAL DUE			\$ 750.00
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APPRAISAL OF REAL PROPERTY



LOCATED AT

Courthouse Rd
Springfield, GA 31329
11th GM District Effingham County, Ga; 0.36 acres

FOR

Effingham County Board of Commissioners
601 N Laurel Street
Springfield, Ga 31329

OPINION OF VALUE

\$6,100.00

AS OF

August 24, 2023

BY

David Atkins
The Atkins Agency, Inc
P. O. Box 1046
Springfield, GA 31329
(912) 665-1424
dmatkins@windstream.net

Owner	Effingham County Board of Commissioners		File No.	132-0923	
Property Address	Courthouse Rd				
City	Springfield	County	Effingham	State	GA Zip Code 31329
Client	Effingham County Board of Commissioners				

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The Atkins Agency, Inc
P. O. Box 1046
Springfield, GA 31329
(912) 665-1424

09/11/2023

Effingham County Board of Commissioners
601 N Laurel Street
Springfield, Ga 31329

Re: Property: Courthouse Rd
Springfield, GA 31329
Client: Effingham County Board of Commissioners
File No.: 132-0923

Opinion of Value: \$ 6,100.00
Effective Date: August 24, 2023

In accordance with your request, we have appraised the above referenced property. The report of that appraisal is attached.

The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, as vacant, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the site and improvements, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,



David Atkins
State Registered
License or Certification #: 253035
State: GA Expires: 11/30/2023
dmatkins@windstream.net

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	Courthouse Rd
	Legal Description	11th GM District Effingham County, Ga; 0.36 acres
	City	Springfield
	County	Effingham
	State	GA
	Zip Code	31329
	Census Tract	0302.09
	Map Reference	42340
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Owner	Effingham County Board of Commissioners
	Client	Effingham County Board of Commissioners
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Springfield
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	David Atkins
	Effective Date of Appraisal	August 24, 2023
VALUE	Opinion of Value	\$ 6,100.00

Assumptions, Limiting Conditions & Scope of Work

132-0923

File No.: 132-0923

Property Address: Courthouse Rd City: Springfield State: GA Zip Code: 31329

Client: Effingham County Board of Commissioners Address: 601 N Laurel Street, Springfield, Ga 31329

Appraiser: David Atkins Address: P. O. Box 1046, Springfield, GA 31329

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Under USPAP Standards Rule 2-2(b), this is a Restricted Appraisal Report, and is intended only for the use of the client and any other named intended user(s). The users of this report must clearly understand that the report may not contain supporting rationale for all of the opinions and conclusions set forth in the report.

In developing this appraisal, the appraiser has incorporated only the Sales Comparison Approach. The appraiser has excluded the Cost and Income Approaches to Value, due to being inapplicable given the limited scope of the appraisal. The appraiser has determined that this appraisal process is not so limited that the results of the assignment are no longer credible, and the client agrees that the limited scope of analysis is appropriate given the intended use.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

132-0923

File No.: 132-0923

Certifications

Property Address: Courthouse Rd	City: Springfield	State: GA	Zip Code: 31329
Client: Effingham County Board of Commissioners	Address: 601 N Laurel Street, Springfield, Ga 31329		
Appraiser: David Atkins	Address: P. O. Box 1046, Springfield, GA 31329		

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:

DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and

Client Contact:	Client Name: Effingham County Board of Commissioners
E-Mail:	Address: 601 N Laurel Street, Springfield, Ga 31329

APPRAISER



SUPERVISORY APPRAISER (if required)
or CO-APPRAISER (if applicable)

SIGNATURES

Appraiser Name: David Atkins
 Company: The Atkins Agency, Inc
 Phone: (912) 665-1424 Fax: (912) 826-0700
 E-Mail: dmatkins@windstream.net
 Date Report Signed: 09/11/2023
 License or Certification #: 253035 State: GA
 Designation: State Registered
 Expiration Date of License or Certification: 11/30/2023
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: August 24, 2023

Supervisory or
Co-Appraiser Name: _____
 Company: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Date Report Signed: _____
 License or Certification #: _____ State: _____
 Designation: _____
 Expiration Date of License or Certification: _____
 Inspection of Subject: Interior & Exterior Exterior Only None
 Date of Inspection: _____

Assumptions and Limiting Conditions

132-0923
File # 132-0923

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

Certifications

132-0923
File # 132-0923

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Certifications

File # 132-0923

20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature *David Atkins*
 Name David Atkins
 Company Name The Atkins Agency, Inc
 Company Address P. O. Box 1046
Springfield, GA 31329
 Telephone Number (912) 665-1424
 Email Address dmatkins@windstream.net
 Date of Signature and Report 09/11/2023
 Effective Date of Appraisal August 24, 2023
 State Certification # _____
 or State License # 253035
 or Other (describe) _____ State # _____
 State GA
 Expiration Date of Certification or License 11/30/2023

ADDRESS OF PROPERTY APPRAISED

Courthouse Rd
Springfield, GA 31329
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 6,100.00

LENDER/CLIENT

Name _____
 Company Name Effingham County Board of Commissioners
 Company Address _____
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

Did not inspect subject property
 Did inspect exterior of subject property from street
 Date of Inspection _____
 Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

Did not inspect exterior of comparable sales from street
 Did inspect exterior of comparable sales from street
 Date of Inspection _____

Owner Effingham County Board of Commissioners File No. 132-0923
Property Address Courthouse Rd
City Springfield County Effingham State GA Zip Code 31329
Client Effingham County Board of Commissioners

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
My engagement in this assignment was not contingent upon developing or reporting predetermined results.
My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 180 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Multiple horizontal lines for handwritten notes and comments.

APPRAISER: David Atkins

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: David Atkins
Name: David Atkins
State Registered
State Certification #: 253035
or State License #: 253035
State: GA Expiration Date of Certification or License: 11/30/2023
Date of Signature and Report: 09/11/2023
Effective Date of Appraisal: August 24, 2023
Inspection of Subject: Interior and Exterior
Date of Inspection (if applicable): August 24, 2023

Signature:
Name:
State Certification #:
or State License #:
State: Expiration Date of Certification or License:
Date of Signature:
Inspection of Subject:
Date of Inspection (if applicable):

132-0923

File No. 132-0923

SUBJECT

Borrower Effingham County Board of Commissioners Census Tract 0302.09 Map Reference 42340
 Property Address Courthouse Rd
 City Springfield County Effingham State GA Zip Code 31329
 Legal Description 11th GM District Effingham County, Ga; 0.36 acres
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Lender/Client Effingham County Board of Commissioners Address _____
 Occupant Vacant Appraiser David Atkins Instructions to Appraiser To establish fair market value as of 8/24/2023

NEIGHBORHOOD

Location Urban Suburban Rural Good Avg. Fair Poor
 Built Up Over 75% 25% to 75% Under 25%
 Growth Rate Fully Dev. Rapid Steady Slow
 Property Values Increasing Stable Declining
 Demand/Supply Shortage In Balance Oversupply
 Marketing Time Under 3 Mos. 4-6 Mos. Over 6 Mos.
 Present 55 % One-Unit 20 % 2-4 Unit 10 % Apts. 15 % Condo _____ % Commercial
 Land Use _____ % Industrial 20 % Vacant 10 % mobile home park
 Change in Present Land Use Not Likely Likely (*) Taking Place (*)
 Land Use (*) From AR1 To Commercial
 Predominant Occupancy Owner Tenant _____ % Vacant
 One-Unit Price Range \$ 150 to \$ 450 Predominant Value \$ 350
 One-Unit Age Range 0 yrs. to 60 yrs. Predominant Age 20 yrs.
 Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) The subject is located on Georgia Highway 21, McCall Road and Courthouse Road west of the central business district of the town of Springfield, the county seat of government of Effingham County, Georgia.

SITE

Dimensions See Attached Aerial Map = 0.36 acre Corner Lot
 Zoning Classification AR-1 Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) _____
 Public Other (Describe) _____
 Elec.
 Gas
 Water
 San. Sewer
 Underground Elect. & Tel.
 OFF SITE IMPROVEMENTS
 Street Access Public Private
 Surface asphalt
 Maintenance Public Private
 Storm Sewer Curb/Gutter
 Sidewalk Street Lights
 Topo level
 Size small
 Shape irregular
 View residential/commercial
 Drainage average
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) As stated previously the site is 0.36 acres located at the intersection of Ga Highway 21, McCall Road and Courthouse Road. As a stand alone parcel the site appears to have very little development potential for commercial or residential.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	Courthouse Rd Springfield, GA 31329	Wallace Dr Springfield, GA 31329	Wallace Dr Springfield, GA 31329	Old Tusculum Rd Springfield, GA 31329
Proximity to Subject		1.77 miles NW	1.81 miles NW	1.92 miles N
Sales Price	\$	\$ 14,563	\$ 1,400	\$ 24,194
Price \$/acre	\$	\$ 14,563	\$ 1,400	\$ 24,194
Data Source(s)	Inspection/pub recor	Inspection/pub record/mls	Inspection/pub record/mls	Inspection/public records
ITEM	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Date of Sale/Time Adj.	na	7/28/2023	3/31/2023	11/16/2018
Location	Springfield	Springfield	Springfield/inferior	Springfield
Site/View	0.36 acre	2.06 acre	2.50 acre	0.62 acre
Quality/Utility	fair	Average	Fair	Good
development pot	fair	Good	fair	Good
Sales or Financing Concessions		Sale Price \$30,000	Sale Price \$3,500	Sale Price \$15,000
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 1,800	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 14,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -6,064
Indicated Value of Subject		\$ 16,363	\$ 15,400	\$ 18,130

Comments on Market Data As stated previously in this report the subject property, due to its size, shape and location has very little development potential. A search for similar sales of sites comparable to the subject was completed in the Springfield, Guyton market area. The sales utilized are considered the most recent and most comparable found.

Comments and Conditions of Appraisal A total of seven sales were found and reviewed. The four sales utilized are considered to be the most recent and most comparable found. Adjustments were completed according to market reaction.

Final Reconciliation The Sales Comparison Approach to value was the only value established. Adjusted sales range from \$15,400 per acre to \$18,130 per acre. The per acre value established for the subject property is \$17,000 per acre. 0.36 acre X \$17,000 price per acre = \$6,120. Rounded to \$6,100

RECONCILIATION

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF August 24, 2023 TO BE \$ 6,100.00

Appraiser David Atkins Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 09/11/2023 Date of Signature _____
 Title State Registered Title _____
 State Certification # _____ ST _____ State Certification # _____ ST _____
 Or State License # 253035 ST GA Or State License # _____ ST _____
 Expiration Date of State Certification or License 11/30/2023 Expiration Date of State Certification or License _____
 Date of Inspection (if applicable) August 24, 2023 Did Did Not Inspect Property Date of Inspection _____

Photograph Addendum

Owner	Effingham County Board of Commissioners				
Property Address	Courthouse Rd				
City	Springfield	County	Effingham	State	GA Zip Code 31329
Client	Effingham County Board of Commissioners				



Site



Site



Site

Photograph Addendum

Owner	Effingham County Board of Commissioners						
Property Address	Courthouse Rd						
City	Springfield	County	Effingham	State	GA	Zip Code	31329
Client	Effingham County Board of Commissioners						



Site



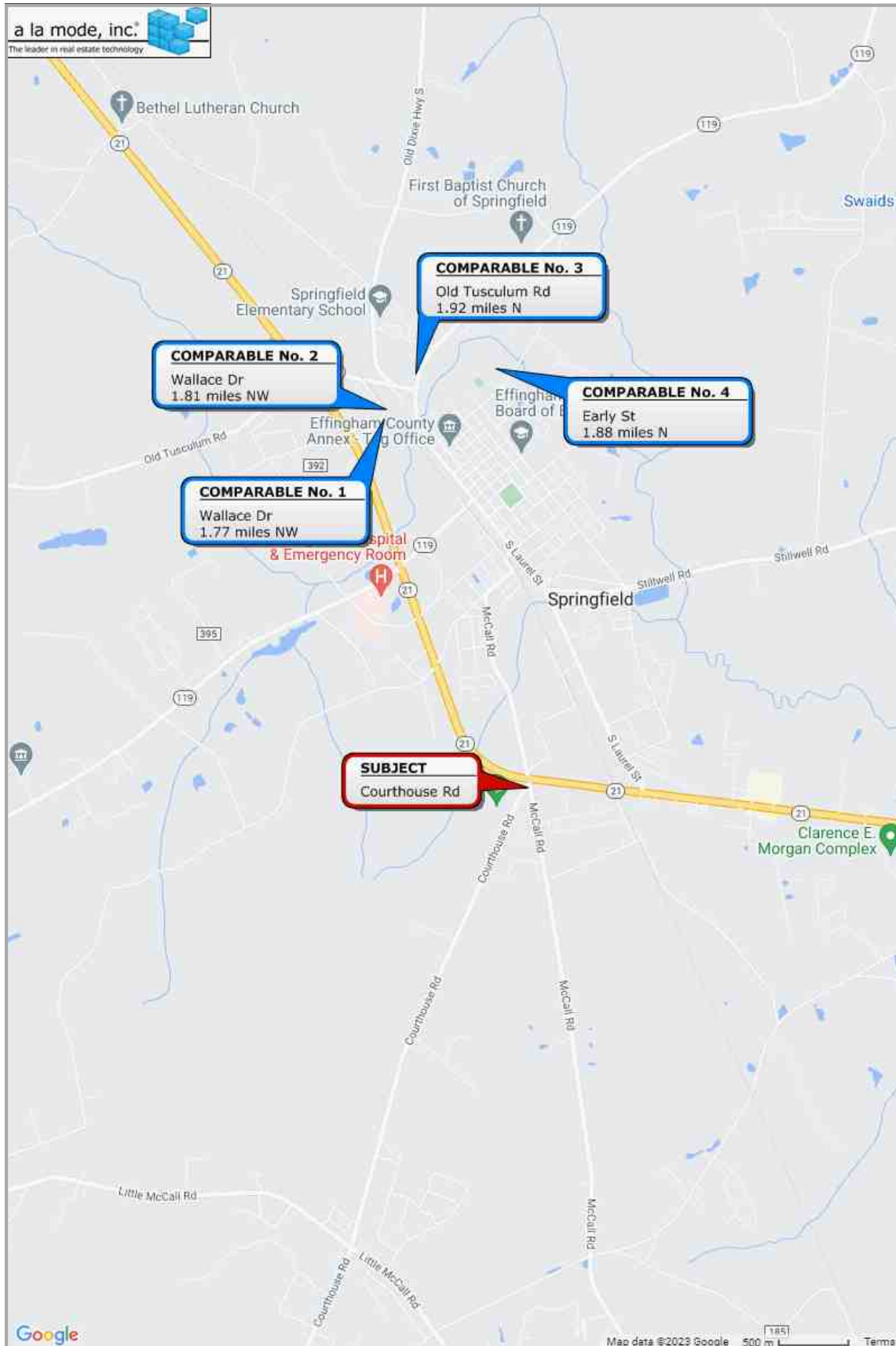
Georgia Highway 21
site is on the left



Courthouse Road
site is on the left

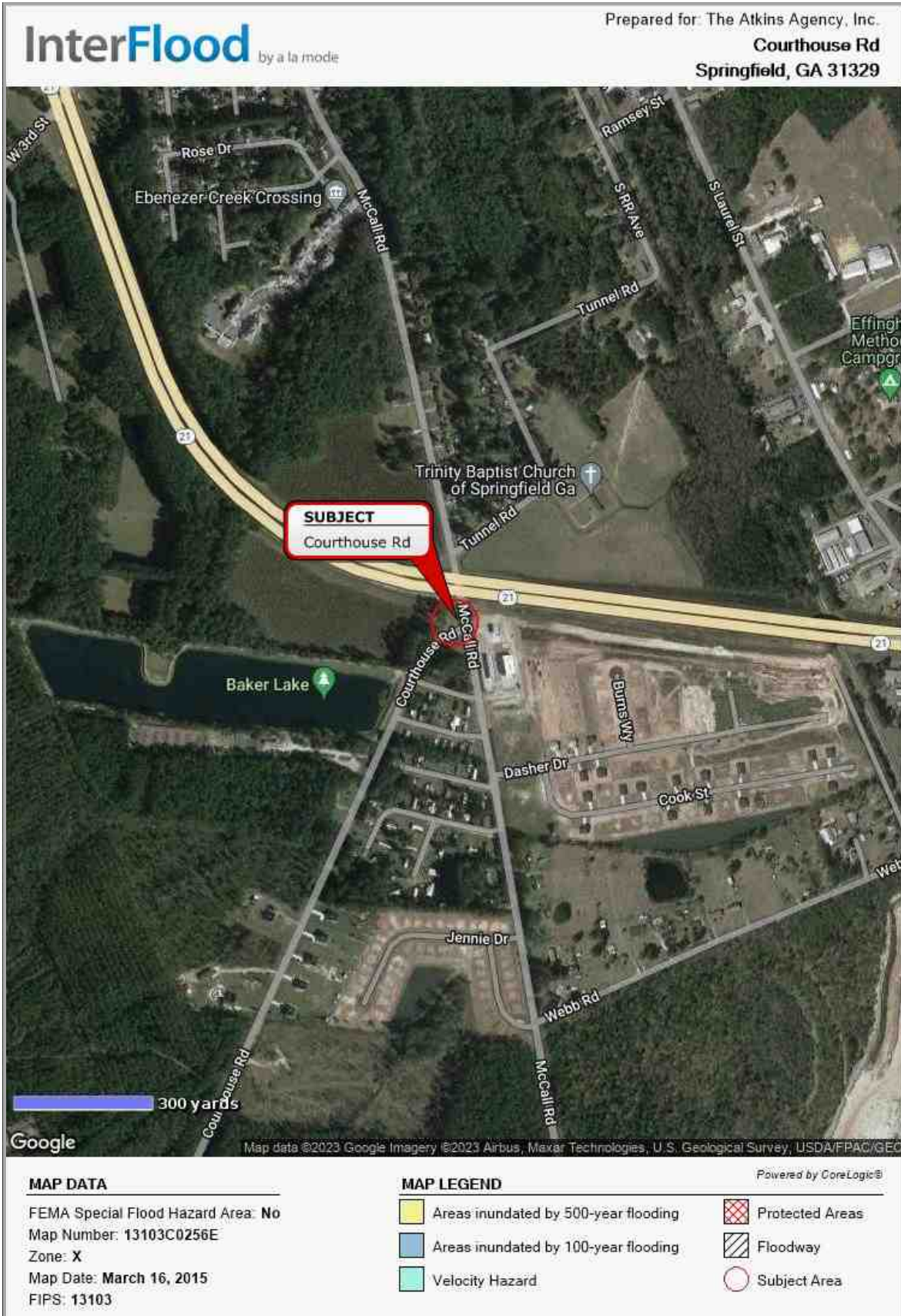
Location Map

Owner	Effingham County Board of Commissioners				
Property Address	Courthouse Rd				
City	Springfield	County	Effingham	State	GA Zip Code 31329
Client	Effingham County Board of Commissioners				

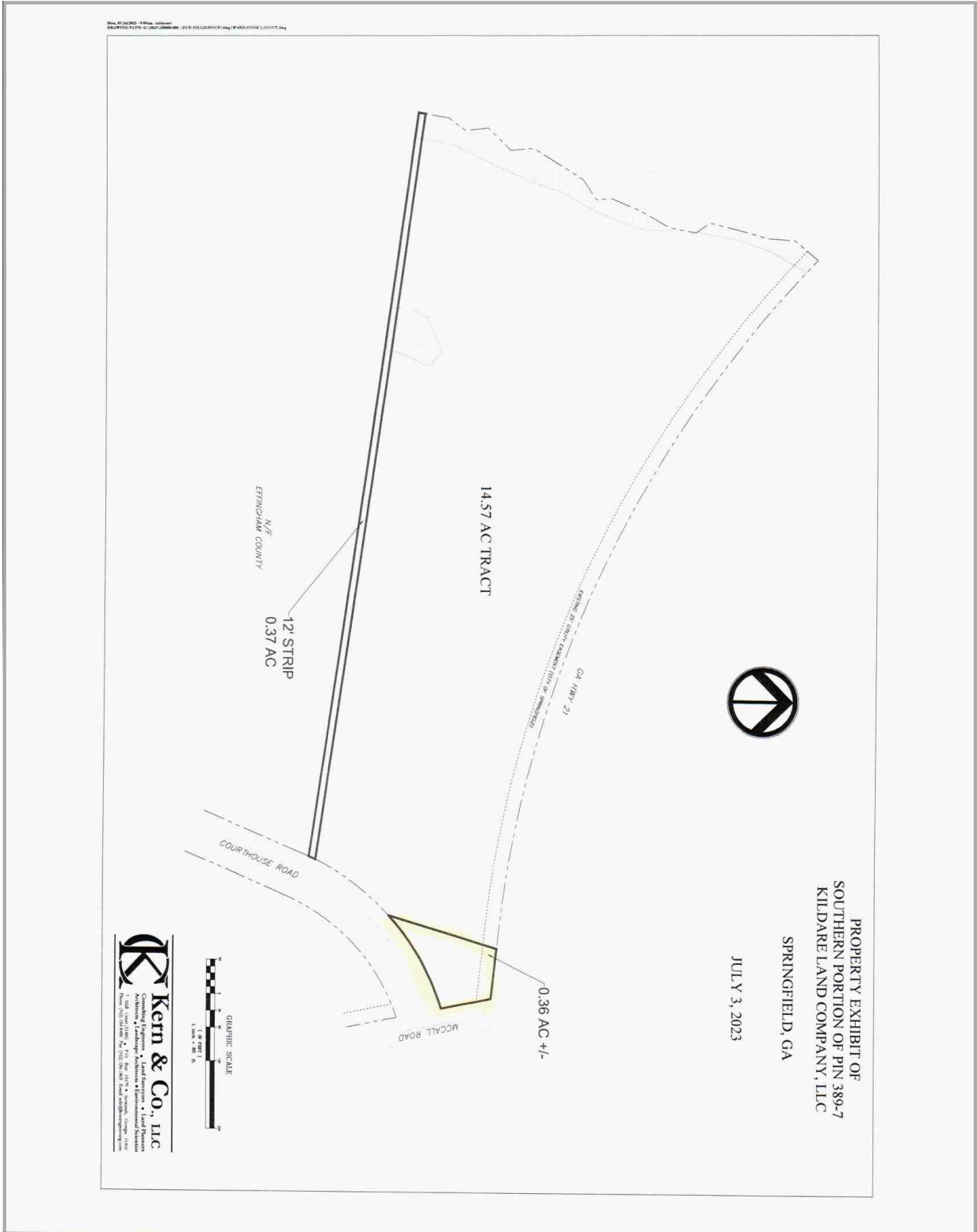


Flood Map

Owner	Effingham County Board of Commissioners				
Property Address	Courthouse Rd				
City	Springfield	County	Effingham	State	GA Zip Code 31329
Client	Effingham County Board of Commissioners				



Plat Map



Aireal Map

qPublic.net™ Effingham County, GA



Overview



Legend

- Parcels
- Roads

Parcel ID	03890007	Owner	KILDARE LAND COMPANY LLC	Last 2 Sales			
Class Code	Agricultural		6529 CLYO KILDARE RD	Date	Price	Reason	Qual
Taxing District	01-County	Physical Address	NEWINGTON, GA 30446	12/31/2021	\$1555000	LM	Q
	County	Assessed Value	Value \$257597	2/20/2019	0	U	U
Acres	39.46						
<small>(Note: Not to be used on legal documents)</small>							

Date created: 8/9/2023
 Last Data Uploaded: 8/9/2023 12:26:06 AM

Developed by Schneider
 GEOSPATIAL

Insurance



Real Estate Professionals
Errors and Omissions Policy

Declarations

<u>Agency</u>	<u>Branch</u>	<u>Prefix</u>	<u>Policy Number</u>
078990	969	RFB	24986502523

Insurance is provided by
Continental Casualty Company,
151 North Franklin Street, Chicago, IL 60606
A Stock Insurance Company.

1. NAMED INSURED AND MAILING ADDRESS:

The Atkins Agency, Inc.
929 Blackshear Highway
Baxley, GA 31513

NOTICE TO POLICYHOLDERS:

The Errors and Omissions Liability coverage afforded by this policy is on a Claims Made basis. Please review the policy carefully and discuss this coverage with your insurance agent or broker.

2. POLICY PERIOD: Inception: 07/30/2023 Expiration: 07/30/2024
at 12:01 A.M. Standard time at your address shown above.

3. ERRORS AND OMISSIONS LIABILITY:

A. Limits of Liability:	Each Claim:	\$1,000,000	Aggregate:	\$1,000,000
B. Discrimination Limits of Liability:				\$250,000
C. Deductible:	Each Claim:	\$2,500		
D. First Coverage Date:	07/30/2002			
E. Retroactive Date:	07/30/1999			

4. PREMIUM \$2,397

Total Premium: \$2,397.00

5. FORMS AND ENDORSEMENTS ATTACHED AT INCEPTION:

CNA65781XX	Real Estate Professionals Errors and Omissions Liability Policy
CNA68180GA	RE19 Cancellation/Non-Renewal - Georgia
CNA68080GA	RE19 Amendatory Endorsement - Georgia
CNA68580GA	RE19 Waiver of Punitive Damages - Georgia

CNA65780XX ED. 05-2012
I - 1319195 B - 052361

Matthew W. Curry
Countersigned by Authorized Representative

License

STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

DAVID M ATKINS SR
253035

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A
STATE REGISTERED REAL PROPERTY APPRAISER

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY
Chairperson

JEANMARIE HOLMES
KEITH STONE
WILLIAM A. MURRAY

JEFF A. LAWSON
Vice Chairperson

1302216006715207

DAVID M ATKINS SR

253035
Status ACTIVE

END OF RENEWAL
11/30/2023

STATE REGISTERED REAL PROPERTY
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia
Real Estate Commission
Suite 1000 - International Tower
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1302216006715207

DAVID M ATKINS SR

253035
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229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1302216006715207

ATKINS, DAVID M
P O BOX 1046
SPRINGFIELD, GA 31329

Resume**QUALIFICATIONS OF DAVID ATKINS****EDUCATION:**

Graduated Northside High School	1971
Graduated Brewton Parker College	1974
Atlantic School of Real Estate	2002
Bramlett School of Real Estate, Income Capitalization I & II	2005
Bramlett School of Real Estate, Marketing Unique & Complex	2009
Bramlett School of Real Estate, Residential Sales Comparison I & II	2010

EXPERIENCE:

Twenty seven year career in banking
 Ten years bank president/CEO
 Eighteen years Real Estate Appraiser

PROFESSIONAL DESIGNATION:

State Registered Appraiser, State of Georgia No 253035

CLIENTELE:

Commercial Banks, Mortgage Banks, Credit Unions, City and County Governments, Attorneys, CPA's, Small Business Administration(SBA) Lenders, FarmerMac, USDA, Agriculture Lenders, Individuals

REFERENCES:

Branch Bank & Trust Wilson, NC	Christy Walker Magnolia Bank 101 Winston Way, Suite D Campbellsville, KY 42718
Stormy Garland Bank of Newington P. O. Box 68 Newington, Ga 30446	Chriss Allen/Scott Morgan Savannah River Mortgage Rincon, Georgia
Tony O'Reilly Small Business Assistance Corp 111 E Liberty Street Savannah, Ga 31412	Tina Hicks Coastal Area District Development 501 Gloucester Street Brunswick, Ga 31520