

|   |        |        |   |                  |              |        |   |                |  |                  |
|---|--------|--------|---|------------------|--------------|--------|---|----------------|--|------------------|
| <b>04760004E00</b>  |        |        | <b>2022 Effingham County Board of Assessors</b> |                  |              |        | 1/17/2023 12:23:24 PM<br>Acct # 20742<br>jkeyes |                |  |                  |
| <b>Owner Information</b>  |        |        | <b>General Property Information</b>             |                  |              |        | <b>Values</b>                                   |                |  |                  |
| PEARL INTERMODAL LLC<br>ATTN MANNING GRAHAM MANAGER<br>625 CHIMNEY RD<br><br>RINCON, GA 31326 |        |        | SITUS   | 0 OLD AUGUSTA RD |              |        | Imp Val   | 0              |  |                  |
|   |        |        | LEGAL   | 33.26 AC TRCT 5  |              |        | Acc Val   |                |  |                  |
|   |        |        | Tax District                                    | 01-County        | GMD          | 9TH    | Homestead                                       | S0             | Land Val                                   | 2,763,750        |
|   |        |        | Total Acres                                     | 33.50            | LL           |        | No Covenant                                     | 0              | <b>Total Value</b>                         | <b>2,763,750</b> |
|   |        |        | Zoning  | I-1              | LD           |        | Acc/Des   | 3C - .000000   | 2021 : 149,420                             | 2020 : 149,420   |
|   |        |        | Unit  |                  | Return Value | 0      |   | 2019 : 149,420 | 2018 : 130,484                             |                  |
| - 1.00  | - 1.00 | - 1.00 | - 1.00  | - 1.00           | - 1.00       | - 1.00 | - 1.00  | - 1.00         | 04760: LAND: 00000 /<br>BLDG: 00000 - 1.00 |                  |

| SALES INFORMATION           |                             |            |           |           |           |      |           |        |
|-----------------------------|-----------------------------|------------|-----------|-----------|-----------|------|-----------|--------|
| Grantee                     | Grantor                     | Date       | Deed Book | Plat Book | Saleprice | CS   | Mkt Value | Reason |
| PEARL INTERMODAL LLC        | COWAN INVESTMENTS LLC       | 05/28/2021 | 2707 530  |           |           | 0 R4 |           | 0 UV   |
| COWAN INVESTMENTS LLC       | ACCOMMODATION COMPANY X LLC | 05/19/2021 | 2691 796  | C58 F1    | 1,800,000 | R4   |           | 0 QZ   |
| ACCOMMODATION COMPANY X LLC | ABERCORN CREEK LLC          | 12/30/2013 | 2227 959  | C58 F1    | 2,200,000 | R4   |           | 0 QZ   |

| LAND INFORMATION |                     |        |       |       |            |             |              |            |           |      |           |
|------------------|---------------------|--------|-------|-------|------------|-------------|--------------|------------|-----------|------|-----------|
| CS               | Code / Description  | Method | Units | Depth | From Front | Depth Table | Depth Factor | Unit Value | Adj Unit  | Adj  | Value     |
| R4               | 1100 INDUSTRIAL OLD | Acre   | 33.50 | 0     | 0          |             |              | 82,500.00  | 82,500.00 | 1.00 | 2,763,750 |

| ACCESSORY IMPROVEMENTS - 04760004E00 |                      |      |      |       |      |       |      |       |      |      |      |       |        |       |         |
|--------------------------------------|----------------------|------|------|-------|------|-------|------|-------|------|------|------|-------|--------|-------|---------|
| CS                                   | Descrip              | Dim1 | Dim2 | Units | Year | Grade | Depr | Ovr D | Pcom | Func | Econ | Neigh | IDnits | Value | Photo ? |
| R9                                   | FIRE FEE VACANT LAND | 0    | 0    | 0     | 2019 | 0.00  |      | 0.00  | 0.00 | 0.00 | 0.00 | 1.00  | 3350.0 |       | False   |
|                                      |                      |      |      |       |      |       |      |       |      |      |      |       | 0      |       |         |