

APPEAL OF ASSESSMENT FOR DIGEST YEAR : 2023

Appeal No: 2026037

Name G and G Land Holdings and Kildare Land Company LLC
Address and P51 Properties, LLC and Yellow Pine Properties, LLC
Address P. O. Box 1628
City Springfield, **State** GA **Zip** 31329

Home Phone
Work Phone 912.656.5174
Email Address crystal@georgiaexportscompany.com

Property / Appeal Type (Check One)

Real Personal Motor Vehicle Manufactured Home

Property ID Number 0477B002 **Account Number** 31044
Property Description 311.041 AC PAR B (OUT 477-15)PLT 29/14

Specify Grounds for Appeal:

Check all that apply	
Value	<input checked="" type="checkbox"/>
Uniformity	<input type="checkbox"/>
Taxability	<input type="checkbox"/>
Exemption Denied	<input type="checkbox"/>
Breach of Covenant	<input type="checkbox"/>
Denial of Covenant	<input type="checkbox"/>

You must select only one of the following options:

- BOE: appeal to the county board of equalization with appeal to the superior court (any / all grounds)
- * ARBITRATION: to arbitration with an appeal to the superior court (valuation is only grounds that may be appealed to arbitration)
- HEARING OFFICER: for (1) nonhomestead real property (and contiguous real property) or (2) wireless personal property account(s) with a FMV in excess of \$500,000, to a hearing officer with appeal to superior court (value and uniformity only)
- * SC: Directly to Superior Court (requires consent of BOA) (any / all grounds)

Owner's value assertion (required) 497,666

* Additional Cost / Fees May apply

Property Owner Comments The mentioned property is wetlands

Property Class Residential Commercial Industrial Agricultural Other: _____

Signature of Property Owner or Agent [Signature]

Date 7/27/2023

NOTE: If the appeal form is signed by an agent, a letter of authorization must accompany the filing of the appeal.

Agent's Address: P. O. Box 1628
Springfield, GA 31329
Agent's Phone # 912.656.5174
Agent's Email Address: crystal@georgiaexportscompany.com

NOTE: Filing of this document will create a review of the county's assessment. Reasonable notice is herein provided that an onsite inspection of the subject property by a member of the county appraisal staff may be performed.

Assessors Use Only

	Previous Year Value	Taxpayer's Returned Value	Current Year Value
100%			
40%			

Date Received:

Received By:

G and G Land Holdings LLC and Kildare Land Company LLC and P51 Properties LLC and Yellow Pine Properties LLC. #0477B002 Change SK

0477B002		2023 Effingham County Board of Assessors				7/27/2023 5:10:54 PM Acct # 31044 abrown				
Owner Information		General Property Information				Values				
G AND G LAND HOLDINGS LLC AND KILDARE LAND COMPANY LLC AND P51 PROPERTIES LLC AND YELLOW PINE PROPERTIES LLC P O BOX 1628 SPRINGFIELD, GA 31329		SITUS		0 LOGISTICS PKWY		Imp Val		0		
		LEGAL		311.041 AC PAR B (OUT 477-15) PLT 29/14		Acc Val				
		Tax District		Effingham Gateway SSD	GMD	Homestead	S0	Land Val		11,977,065
		Total Acres		311.04	LL	No Covenant	0	Total Value		11,977,065
		Zoning		I-1	LD	9TH	Acc/Des	3D - .000000	2022 : 16,203,709 2021 : 0	
		Unit		Return Value		0		2020 : 0 2019 : 0		
- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	- 1.00	0477B: LAND: 000/ BLDG: 0000 IND OLD AUGUSTA COMME - 1.00		

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
G AND G LAND HOLDINGS LLC AND	OLD PINES LLC	12/31/2020	2655 512	28 899	6,355,600	A5		0 QQ
OLD PINES LLC	NECKENIG LAND COMPANY LLC	01/07/2019	2505 602			0 A5		0 U
NECKENIG LAND COMPANY LLC	NECKENIG HANSJOACHIM	07/22/2016	2362 314			0 A5		0 U

LAND INFORMATION											
CS	Code / Description	Method	Units	Depth	From Front	Depth Table	Depth Factor	Unit Value	Adj Unit	Adj	Value
A5	1115 INDUSTRIAL WETLANDS	Acre	196.86	0	0			500.00	500.00	1.00	98,430
A5	1106 INDUSTRIAL EASEMENT	Acre	36.15	0	0			500.00	500.00	1.00	18,075
A5	1145 INDUSTRIAL OLD	Acre	78.03	0	0			152,000.00	152,000.00	1.00	11,860,560

ACCESSORY IMPROVEMENTS - 0477B002															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A9	FIRE FEE VACANT LAND	0	0	0	2019	0.00		0.00	1.00	0.00	1.00	1.00	31104.00		False

adj land for useable + useable w/ACCESS.
65.72 Ac useable.

EFFINGHAM COUNTY BOARD OF TAX ASSESSORS

Larry (Brad) Green Chairman
Gussie Nease Vice-Chairman
Janis Bevill
Lisa Mock-Hurst
Scott Morgan



Neal Groover,
Chief Appraiser
901 N Pine St., Suite 106
Springfield, Georgia 31329
Phone: 912-754-2125
Fax: 912-754-9506

Certification of Appeal to the Effingham County Board of Tax Assessors

This is to certify your 45 day appeal to the Effingham County Board of Tax Assessors for tax year 2023 has been hand delivered to the office of the Board of Tax Assessors.

The date of receipt and person who received the appeal is noted on the appeal form. A copy of the appeal is given to the person who delivers the appeal. Keep this receipt and copy of your appeal with your records. A copy of the *Certification of Appeal to the Effingham County Board of Tax Assessors* and the appeal must be provided to the Board of Tax Assessors in the event of a discrepancy of receipt.

Date: 7-27-23

Staff Initial: SK

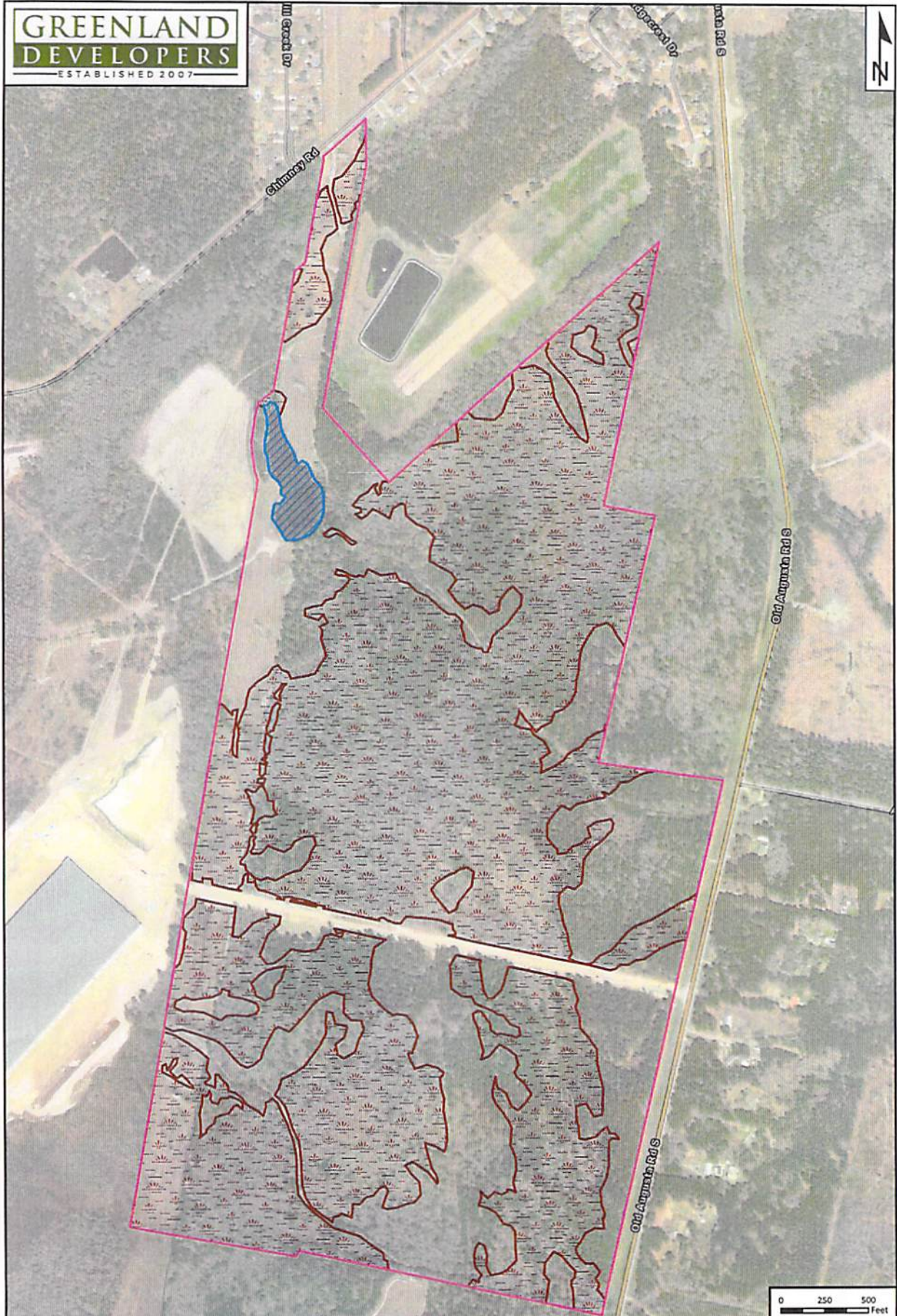
Number of Appeals: 40

Map/Parcel: R261-1, 365-26, R281-1, 4354-1C

375-39, 451-22, 477B-2, 486-2, G21-43, G21-144, G21-138, G21-145, G21-146, G21-147, G21-148
Delivered by: G21-156, G21-160, G21-161, G21-194, G21-209, G21-221, G21-223, G21-225, G21-9,

Outstanding Appeal for 2022: Yes No
G21-13, G21-222, G21-28, G21-29, G21-30, G21-31, G21-38, G21-44, G21-75, G21-76, G21-91, G21-39, G21-141,

I understand that by filing a 2023 appeal, my outstanding 2022 appeal **will not** receive a G21-142, 299C value freeze.
G21-140, 260-18C



Project Name: OACC Parcel 0477B002
Figure Title: USACE Verified Wetlands Map
Location: Rincon Georgia

-  Parcel 0477B002
-  Pond(±3.19-ac)
-  Wetland (±196.86-ac)



Area
Area: 7.95 Acres
Perimeter: 4023.6 Feet

Area
Area: 22.55 Acres
Perimeter: 5446.9 Feet

Area
Area: 24.18 Acres
Perimeter: 6085.8 Feet

Area
Area: 11.03 Acres
Perimeter: 4294.4 Feet

0477B002		2023 Effingham County Board of Assessors				8/9/2023 1:12:23 PM Acct # 31044 jkeys		
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		Unit		Return Value	0			2020 : 0 2019 : 0
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A5	1145 INDUSTRIAL OLD	Acre	12.32	0	0			152,000.00	30,400.00	0.20	374,528
A5	1145 INDUSTRIAL OLD	Acre	65.71	0	0			152,000.00	152,000.00	1.00	9,987,920

ACCESSORY IMPROVEMENTS - 0477B002

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