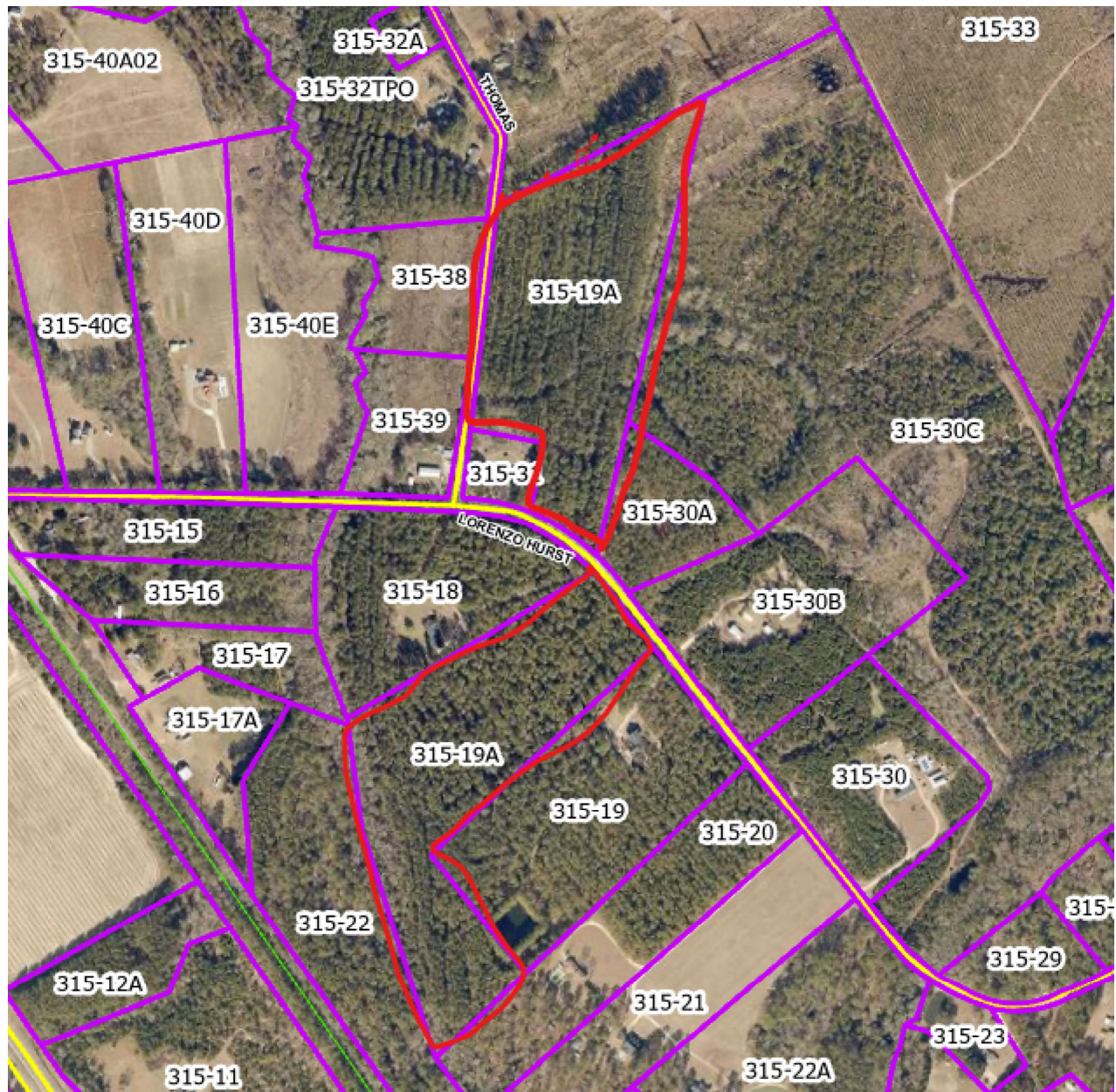




03150019A00				2025 Effingham County Board of Assessors						4/4/2025 8:13:24 AM Acct # 31068 jkeyes			
Owner Information				General Property Information						Values			
DASHER TERRA 464 LORENZO HURST RD SPRINGFIELD, GA 31329				SITUS		0 LORENZO HURST RD				Imp Val		0	
				LEGAL		36.75 AC (OUT 315-19) PLT 28/992 2018 CUVA				Acc Val			
				Tax District		01-County	GMD	11TH	Homestead	S0	Land Val		79,203
				Total Acres		36.75	LL		CUV 2018	15853	Total Value		79,203
				Zoning		AR-1	LD	11	Acc/Des	5C - 2.155165	2024 : 79,203		2023 : 79,203
											2022 : 79,203		2021 : 0
Unit						Return Value		0					
- 1.00		- 1.00		- 1.00		- 1.00		- 1.00		- 1.00		03150: LAND: 00000 / BLDG: 00000 - 1.00	

SALES INFORMATION								
Grantee	Grantor	Date	Deed Book	Plat Book	Saleprice	CS	Mkt Value	Reason
DASHER TERRA	WILSON VARNIE C	02/22/2021	2665 419	28 992		0 V4		0 U

LAND INFORMATION					
CS	Land Use	Productivity	ACRES	Unit Value	UnAdj Value
V4	Small Par 13+	1	36.03	1,000	36,030
A4	Small Par 13+	1	0.72	1,000	720

CONSERVATION USE LAND INFORMATION						
	Land Use	Productivity	ACRES	Unit Value	Adjustment	Value
	Timberland 93	7	12.97	449	1.00	5,824
	Timberland 93	8	13.69	378	1.00	5,175
	Timberland 93	6	9.37	518	1.00	4,854

ACCESSORY IMPROVEMENTS - 03150019A00															
CS	Descrip	Dim1	Dim2	Units	Year	Grade	Depr	Ovr D	Pcom	Func	Econ	Neigh	IDnits	Value	Photo ?
A6	FIRE FEE VACANT LAND	0	0	0	2021	1.00		0.00	1.00	1.00	1.00	1.00	1920.0		False
													0		

315-18 & 315-19

2814455200

PARTICIPANT ID

BK:29 PG:61-61

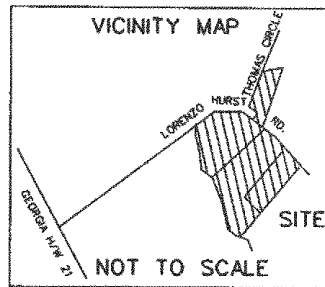
P2021000097

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CLERK OF COURT
05/17/2021 03:04 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

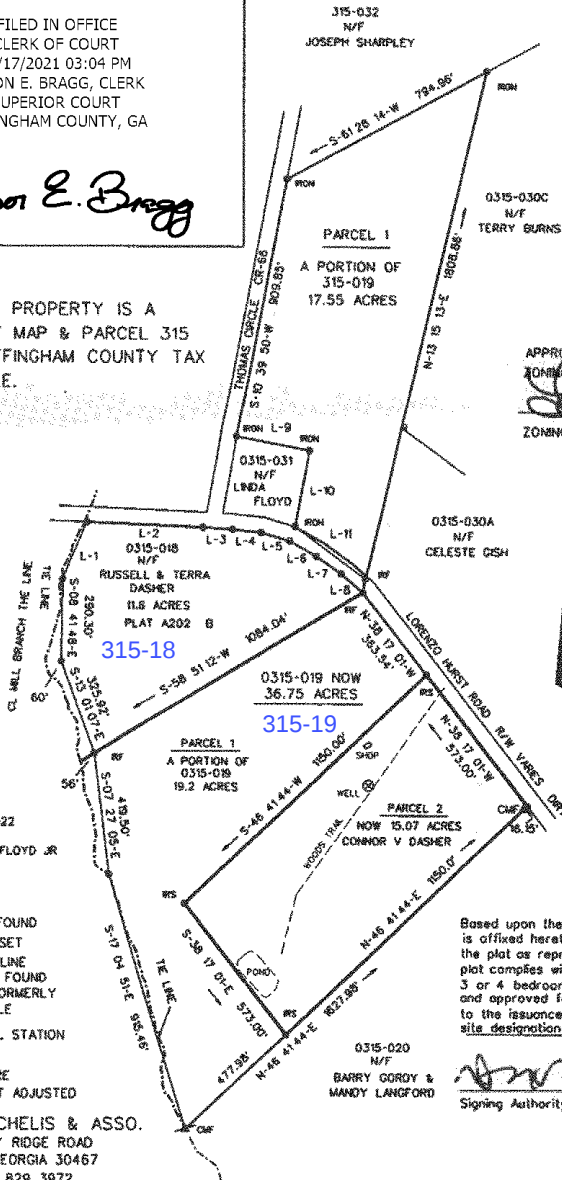
NOTE: SUBJECT PROPERTY IS A
SUBDIVISION OF MAP & PARCEL 315
019 OF THE EFFINGHAM COUNTY TAX
ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A FLOOD INSURANCE
RATE MAP, EFFINGHAM COUNTY, GEORGIA. REFERENCING THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE
THE 500 YEAR FLOODPLAIN)



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR.

Barbara Co 5/11/2021
ZONING ADMINISTRATOR DATE



LINE	COURSE	DIST
L-1	S-23 07 18-W	213.00'
L-2	N-87 45 09-W	400.68'
L-3	N-86 37 57-W	104.34'
L-4	N-83 40 12-W	100.62'
L-5	N-73 55 20-W	103.31'
L-6	N-61 04 10-W	106.24'
L-7	N-54 59 26-W	107.05'
L-8	N-49 32 36-W	101.06'
L-9	S-79 24 47-E	255.99'
L-10	S-10 35 28-W	263.00'
L-11	S-53 57 16-E	307.44'

Based upon the representations of the engineer/surveyor whose seal
is affixed hereto and supplementary information provided, a review of
the plat as represented by the said engineer/surveyor or finds that this
plat complies with the OSMS regulations for a typical size residence of
3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed
and approved for On site Sewage Management System placement prior
to the issuance of a construction permit. Modifications or changes in
site designation may void this approval.

Barry Gorry & Mandy Langford 5/12/21
Signing Authority Title Date

MINOR SUBDIVISION

SURVEY FOR
CONNOR V DASHER
AND TERRA DASHER
A SUBDIVISION

OF 15.07 ACRES DIVIDED FROM
MAP & PARCEL 315-019 FORMERLY
(51.82 AC.) NOW (36.75 ACRES)
REMAINING IN 315-019
LOCATED IN THE 11TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 29 JAN 2021
PLAT DRAWN 2 FEB 2021
PLAT REVISED 7 MAY 2021

SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-67,
this plat has been prepared by a land surveyor and approved
by applicable local jurisdictions for recording as evidenced
by approval certificates, signatures, stamps, or statements hereon.
Such approvals or affirmations should be confirmed with the
appropriate governmental bodies by any purchaser or user of
this plat as to intended use of any parcel. Furthermore, the
undersigned land surveyor certifies that this plat complies with the
minimum technical standards for property surveys in Georgia
as set forth in the rules and regulations of the Georgia Board of
Registration for Professional Engineers and Land Surveyors and as
set forth in O.C.G.A. Section 15-6-67.



Adolph N. Michelis
GA REG. L.S. LIC. NO. 1523 DATE: 5.08.21

SCALE: 1" = 500'



REFERENCES:
PCAB A202 B
PB-8 PAGE 95
PCAB C136 C-1
PCAB C352 G
PCAB B100 F

CDSH3.DGN MAY2021

PLAT REMOVES TIE BAR
FROM 315-18 & 315-19
DIVISION OF PROPERTY
COMPLETED WITH PLAT
28/992. CAN'T COMBINE D/T
BOTH PARCELS IN CUVA.
SCANNED TO C.SARNA
SCANNED TO GIS 5.20.21 LAS

315-18 (2015 CUVA) & 315-19 (2018 CUVA)

SPLIT 315-19 INTO 3 PARCELS
315-19 BECOMES 15.07 AC,
315-19A IS 19.20 AC & 315-19B
IS 17.55 AC.
315-19A TO BE COMBINED
WITH 315-18.
CAN'T COMBINE D/T 315-18
IN 2015 CUVA & 315-19A IS
IN 2018 CUVA.
SCANNED TO C.SARNA.
SCANNED TO GIS.
LAS 4/20/2021

8914712675
7067927936
PARTICIPANT ID

BK:28 PG:992-992

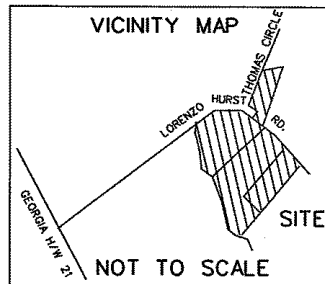
P2021000030

FILED IN OFFICE
CLERK OF COURT
02/17/2021 02:14 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

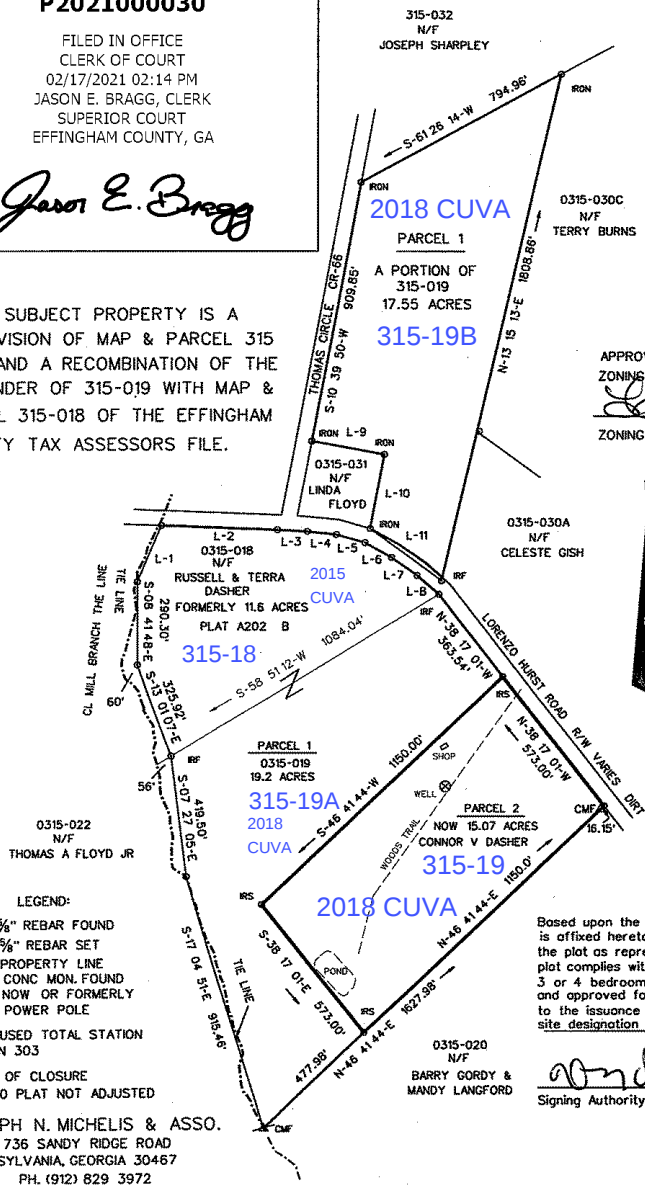
NOTE: SUBJECT PROPERTY IS A
SUBDIVISION OF MAP & PARCEL 315
-019, AND A RECOMBINATION OF THE
REMAINDER OF 315-019 WITH MAP &
PARCEL 315-018 OF THE EFFINGHAM
COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE
RATE MAP, EFFINGHAM COUNTY, GEORGIA. REFERENCING THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE
THE 500 YEAR FLOODPLAIN)



APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR.

[Signature] 3/17/2021
ZONING ADMINISTRATOR DATE



LINE	COURSE	DIST
L-1	S-23 07 18-W	213.00'
L-2	N-87 45 09-W	400.68'
L-3	N-86 37 57-W	104.34'
L-4	N-83 40 12-W	100.62'
L-5	N-73 55 20-W	103.31'
L-6	N-61 04 10-W	106.24'
L-7	N-54 59 25-W	107.05'
L-8	N-49 32 36-W	101.06'
L-9	S-79 24 47-E	255.99'
L-10	S-10 35 28-W	263.00'
L-11	S-53 57 16-E	307.44'

Based upon the representations of the engineer/surveyor whose seal
is affixed hereto and supplementary information provided, a review of
the plot as represented by the said engineer/surveyor finds that this
plot complies with the OSSMS regulations for a typical size residence of
3 or 4 bedrooms with basic appurtenances. Each lot must be reviewed
and approved for On site Sewage Management System placement prior
to the issuance of a construction permit. Modifications or changes in
site designation may void this approval.

[Signature] *[Signature]* 2/16/21
Signing Authority Title Date

MINOR SUBDIVISION
AND
RECOMBINATION
SURVEY FOR
CONNOR V DASHER
AND TERRA DASHER
A SUBDIVISION

OF 15.07 ACRES DIVIDED FROM
MAP & PARCEL 315-019 (51.82 AC.)
THEN THE REMAINDER OF 315
-019 (36.75 ACRES) RECOMBINED
WITH 315-018 NOW 48.35 ACRES
LOCATED IN THE 11TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 29 JAN 2021
PLAT DRAWN 2 FEB 2021

CDSH.DGN JAN2021

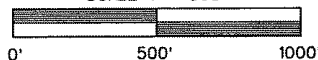
SURVEYORS CERTIFICATION

(1) As required by subsection (d) of O.C.G.A. Section 15-6-57,
this plat has been prepared by a land surveyor and approved
by all applicable local jurisdictions for recording as evidenced
by approval certificates, signatures, stamps, or statements herein.
Such approvals or affirmations should be confirmed with the
appropriate governmental bodies by any purchaser or user of
this plat as to intended use of any parcel. Furthermore, the
undersigned land surveyor certifies that this plat complies with the
minimum technical standards for property surveys in Georgia
as set forth in the rules and regulations of the Georgia Board of
Registration for Professional Engineers and Land Surveyors and as
set forth in O.C.G.A. Section 15-6-57.



Adolph N. Michelis
GA. REG. L.S. LIC. NO. 1323 DATE: 2-15-21

SCALE: 1" = 500'



REFERENCES:
PCAB A202 B
PB-8 PAGE 95
PCAB C136 C-1
PCAB C352 C
PCAB B100 F

315-18 (2015 CUVA) & 315-19 (2018 CUVA)

8914712675
7067927936
PARTICIPANT ID

BK:28 PG:992-992

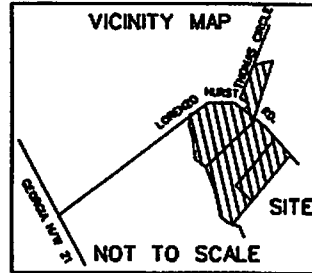
P2021000030

FILED IN OFFICE
CLERK OF COURT
02/17/2021 02:14 PM
JASON E. BRAGG, CLERK
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Bragg

NOTE: SUBJECT PROPERTY IS A
SUBDIVISION OF MAP & PARCEL 315-
019, AND A RECOMBINATION OF THE
REMAINDER OF 315-019 WITH MAP &
PARCEL 315-018 OF THE EFFINGHAM
COUNTY TAX ASSESSORS FILE.

NOTE: BASED UPON REVIEW OF THE F.E.M.A. FLOOD INSURANCE
RATE MAP, EFFINGHAM COUNTY, GEORGIA, REFERENCE THE
CURRENT EFFECTIVE SPECIAL FLOOD HAZARD AREA (SFHA) DATED
3/16/2015. THIS PROPERTY IS LOCATED IN "ZONE X". (OUTSIDE
THE 500 YEAR FLOODPLAIN)



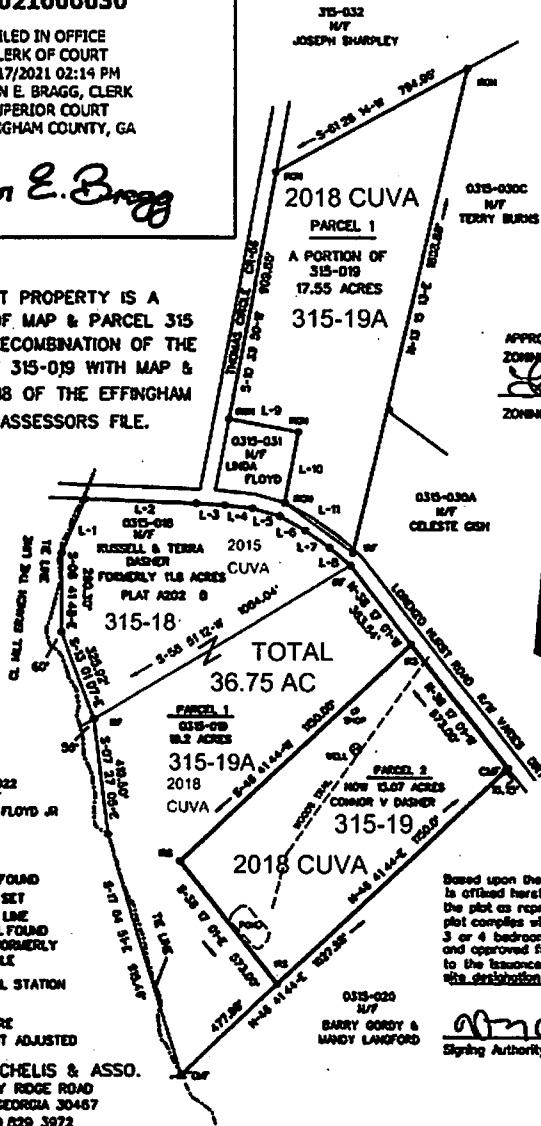
APPROVED FOR RECORDING BY THE EFFINGHAM COUNTY
ZONING ADMINISTRATOR.

[Signature] 2/17/2021
ZONING ADMINISTRATOR DATE

SPLIT 315-19 INTO 3 PARCELS
315-19 BECOMES 15.07 AC,
315-19A IS 19.20 AC & 315-19B
IS 17.55 AC.
315-19A TO BE COMBINED
WITH 315-18.
CAN'T COMBINE D/T 315-18
IN 2015 CUVA & 315-19A IS
IN 2018 CUVA.
SCANNED TO C.SARNA.
SCANNED TO GIS.
LAS 4/20/2021

REVISED

315-19B TO BE DELETED
& ACREAGE ADDED TO
315-19A MAKING IT
36.75 AC.
SCANNED TO C.SARNA
SCANNED TO GIS
5/7/21 LAS



LINE	COURSE	DIST
L-1	S-23 07 19-W	213.00'
L-2	N-87 43 09-W	400.68'
L-3	N-88 37 57-W	124.34'
L-4	N-53 49 12-W	100.82'
L-5	N-73 55 20-W	103.31'
L-6	N-61 04 10-W	106.24'
L-7	N-54 59 25-W	107.05'
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L-9	S-79 24 47-E	255.89'
L-10	S-10 35 28-E	263.00'
L-11	S-53 57 18-E	307.44'

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the plot as represented by the said engineer/surveyor or finds that this
plot complies with the GCSMS regulations for a typical size residence of
3 or 4 bedrooms with basic amenities. Each lot must be reviewed
and approved for On site Sewage Management System placement prior
to the issuance of a construction permit. Modifications or changes in
this designation may void this approval.

[Signature] 2/16/21
Sitting Authority Title Date

MINOR SUBDIVISION
AND
RECOMBINATION
SURVEY FOR
CONNOR V. DASHER
AND TERRA DASHER
A SUBDIVISION

OF 15.07 ACRES DIVIDED FROM
MAP & PARCEL 315-019 (51.82 AC.)
THEN THE REMAINDER OF 315
-019 (36.75 ACRES) RECOMBINED
WITH 315-018 NOW 48.35 ACRES
LOCATED IN THE 11TH. G.M.D.
EFFINGHAM COUNTY, GEORGIA
SURVEYED 29 JAN 2021
PLAT DRAWN 2 FEB 2021

SURVEYORS CERTIFICATION

10. As required by subsection (b) of O.C.G.A. Section 43-6-57,
this plat has been prepared by a land surveyor and approved
by appropriate land jurisdiction for recording as evidenced
by appropriate certification, signature, stamp, or electronic signature.
Such approvals or affirmations shall be consistent with the
appropriate governmental bodies by any purchaser or user of
this plat as to intended use of any parcel. Furthermore, the
undersigned land surveyor certifies that this plat complies with the
minimum technical standards for property surveying in Georgia
as set forth in the rules and regulations of the Georgia Board of
Registration for Professional Engineers and Land Surveyors and as
set forth in O.C.G.A. Section 43-6-57.



Adolph N. Michelis
GA REG. L.S. NO. 12345 DATE: 2-15-21

REFERENCES:
PCAB A202 B
PB-8 PAGE 95
PCAB C136 C-1
PCAB C332 C
PCAB 8100 F

COSMLOGN JAN2021