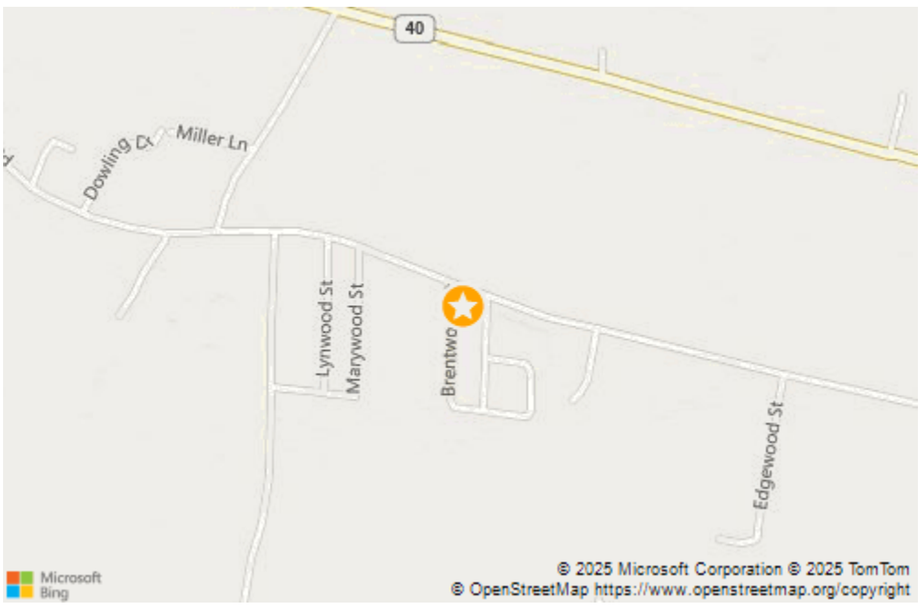
ICE SiteX Report

OrderID: 95584028

SiteX Property Information Report



Subject Property Location

23 BRENTWOOD ST, KINGSLAND, GA 31548-4401

County:	**CAMDEN GA**	Census Tract:	130390103.052033
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	R-2
Parcel Number:	070A 008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$178,000**	FSD:	14
Value Range:	$153,080 - $202,920	Confidence Score:	86

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	42
Assd Land Value:	$5,820	Market Land Value:	$14,550	Tax Year:	2024
Assd Improvement:	$10,111	Market Improvment Value:	$25,278	Total Taxable Value:	$358
Total Assessed Value:	$15,931	Total Assessor Market Value:	$39,828	Delinquent Year:	
				Tax Account ID:	10551
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 224,232 Subdivision: HORSESHOE BEND
Abbreviated Description: MH/LTS 224&232 HORSESHOE BEND

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1680 SF	Baths:	2	Fireplace:	1
Year Built:	2005	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	4
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/12/2025	Sales Price:	$126,100
Document #:	D2025-000940 BK-PG 1223-516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/04/2024	Sales Price:	$126,100
Document #:	BK-PG 1223-516	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/08/2006	Sales Price:	$112,617
Document #:	BK-PG 1192-322	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	02/06/2006	Loan Amount:	N/A
Document #:	BK-PG 1223-516	Loan Type:	FHA
TD Due Date:	02/01/2036	Type Finance:	
Legal Description:			

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Mortgage Record

Recording Date:	10/13/2005	Loan Amount:	N/A
Document #:	BK-PG 1192-322	Loan Type:	New Conventional
TD Due Date:		Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	09/09/2005	Sales Price:	$18,500
Document #:	2005-004426 BK-PG 1192 -321	Type of Sale:	Full Amount on Deed
Contract Date:	09/09/2005		
Document Type:	Deed		

Legal Description:
Lot: 224 Subdivision: HORSESHOE BEND
Abbreviated Description: MH/LTS 224&232 HORSESHOE BEND

Prior Transfer

Recording Date:	09/09/2005	Sales Price:	N/A
Document #:	2005-004424 BK-PG 1192 -320	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	09/09/2005		
Document Type:	Deed		

Legal Description:
Lot: 224 Subdivision: HORSESHOE BEND
Abbreviated Description: MH/LTS 224&232 HORSESHOE BEND

Prior Transfer

Recording Date:	08/02/2005	Sales Price:	$18,500
Document #:	BK-PG 1192 -321	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 224,232 Subdivision: HORSESHOE BEND
Abbreviated Description: MH/LTS 224&232 HORSESHOE BEND

No Comparable Sales Found

The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**23 BRENTWOOD ST**	**08/02/2005**	$39,828	$15,931	1,680	/3/2	2005		
.02Mi.	**22 GLENWOOD ST**		$3,761	$1,504	840	/3/2	1980		
.03Mi.	**28 BRENTWOOD ST**		$16,837	$6,735	1,904		1993		
.05Mi.	**70 BRENTWOOD ST**	**11/02/2020**	$32,681	$13,072	1,056	/3/2	1991		
.05Mi.	**3611 VACUNA RD**	**05/07/2021**	$48,506	$19,403	2,560	/4/2	2004	22,651 SF	
.08Mi.	**82 GLENWOOD ST**		$9,185	$3,674	1,064		1985		
.08Mi.	**482 EDGEWOOD DR**	**05/02/2001**	$26,158	$10,463	720	/2/1	1983		
.08Mi.	**102 BRENTWOOD ST**	**06/21/2022**	$38,766	$15,506	1,596	6/3/2	1989	20,038 SF	
.09Mi.	**111 BRENTWOOD ST**		$6,828	$2,731	960		1990		
.11Mi.	**95 GLENWOOD ST**	**09/21/2004**	$26,488	$10,595	1,120	/2/2	1992		
.11Mi.	**468 EDGEWOOD DR**	**02/23/2006**	$38,291	$15,316	1,904	/3/2	1996		
.12Mi.	**136 BRENTWOOD ST**		$25,453	$10,181	1,792	/3/2	1998		
.12Mi.	**143 BRENTWOOD ST**	**04/17/2012**	$41,574	$16,630	1,904	5/4/2	2000		
.12Mi.	**134 GLENWOOD ST**	**10/23/2008**	$39,300	$15,720	2,432	/3/2	2002	14,810 SF	
.12Mi.	**425 EDGEWOOD DR**	**09/01/1996**	$22,744	$9,098	952		1989		
.14Mi.	**3707 VACUNA RD**		$33,959	$13,584	2,016	/4/2	1996		

Rent vs. Own

Households Occupied by Renters:	36%	Households Occupied by Owners:	56%

Demographics & Income

Median Age:	34.1 years old	Households:	7,991
Median Household Income:	$65,514	Households w/Family:	70%
Household Income Per Capita:	$29,740	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Camden County School District	Students:	9,127
Number of Schools:	12	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.44Mi.	**Camden County High School**	A	Public	9 - 12

Number of Students: 2,495
Student-Teacher Ratio: 15.32
Advanced Placement: Yes

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1.29Mi. **Kingsland Elementary School** Number of Students: 373 Student-Teacher Ratio: 13.81		A	Public	PK - 5
5.53Mi. **Camden Middle School** Number of Students: 1,127 Student-Teacher Ratio: 15.42		B+	Public	6 - 8

Flood Report

The Subject Property of **23 BRENTWOOD ST, KINGSLAND, GA 31548-4401** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	125%	HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	104%	SIMILAR
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	61%	NOTABLY LOWER
MURDER	125%	HIGHER
OVERALL	106%	SIMILAR

Disaster Alerts

8/4/2024 - Hurricane Debby 8/4/2024 - Tropical Storm Debby 9/24/2024 - Hurricane Helene

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