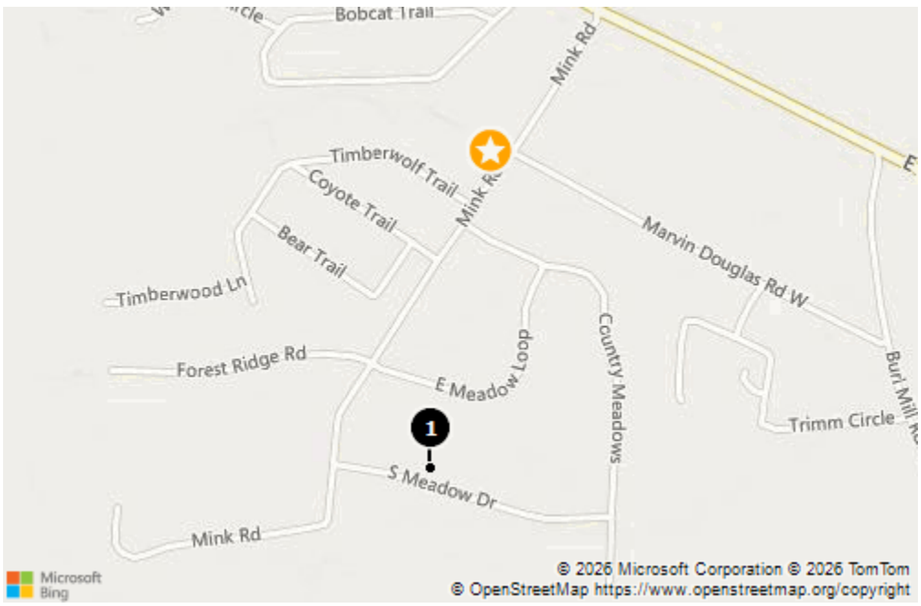
ICE SiteX Report

OrderID: 98444724

SiteX Property Information Report



Subject Property Location

246 MINK RD, NICHOLLS, GA 31554-5926

County:	**COFFEE GA**	Census Tract:	130690103.011001
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	0149 - -028-L 02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$139,000**	FSD:	19	Common Confidence Score:	39
Value Range:	$112,590 - $165,410	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1
Assd Land Value:		Market Land Value:		Tax Year:	2025
Assd Improvement:	$13,746	Market Improvment Value:	$34,364	Total Taxable Value:	
Total Assessed Value:	$13,746	Total Assessor Market Value:	$34,364	Delinquent Year:	
				Tax Account ID:	PB-21566
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description: CHAMPION UNKNOWN AV 050-000-H-A002926A/B

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	1792 SF	Baths:		Fireplace:	
Year Built:	2025	Partial Baths:		Type Const:	
Number of Buildings:	2	Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:	4	Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:		Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Abbreviated Description: CHAMPION UNKNOWN AV 050-000-H-A002926A/B

Area Sales Analysis

Total Area Sales	$157,000	Median # of Bedrooms	
Median Lot Size	65,340 SF	Median # of Baths	
Median Living Area	2,128 SF	Median Year Built	2000
Price Range - 2 Yrs	$157,000 to $157,000	Age Range	26 years to 26 years
Median Value	$157,000	Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**135 S MEADOW DR NICHOLLS, GA 31554-5983**	08/28/2026	$157,000	$73	2128	//	2000	65,340 SF	

APN: 0149 - -154 Document #: D2026-004144
Document Type: Price Code: D
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 50 Abbreviated Description: Lot:50 Abbreviated Description:COUNTRY MEADOWS LOT 50

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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.	**246 MINK RD**		$34,364	$13,746	1,792		2025		
.04Mi.	**222 MINK RD**	**10/25/2023**	$59,411	$23,764	1,680		2024	2 SF	
.06Mi.	**276 E MEADOW LOOP**		$28,348	$11,339	1,216		2020		
.08Mi.	**91 TORTOISE DR**		$30,068	$12,027	1,568		2025		
.08Mi.	**91 TORTOISE DR**		$30,068	$12,027	1,568		2024		
.08Mi.	**168 MINK RD**		$29,454	$11,782	1,536		2024		
.09Mi.	**54 MARVIN DOUGLAS RD W**	**05/06/2010**	$38,861	$15,544	1,280		1996	1 SF	
.09Mi.	**87 COUNTRY MDWS**	**06/18/2020**	$24,797	$9,919	980		1993	1 SF	
.1Mi.	**69 COUNTRY MDWS**	**09/17/2004**	$26,309	$10,524	1,280		1993	1 SF	
.12Mi.	**100 MARVIN DOUGLAS RD W**	**05/02/2006**	$17,451	$6,980	980		1991	1 SF	
.13Mi.	**99 COUNTRY MDWS**	**07/08/2019**	$22,006	$8,802	1,200		1970	1 SF	
.16Mi.	**134 MARVIN DOUGLAS RD W**	**07/09/2021**	$19,195	$7,678	924		1991	1 SF	
.16Mi.	**20 COYOTE TRL**		$32,216	$12,886	1,680		2023		
.16Mi.	**451 MINK RD**		$13,811	$5,524	1,280		1995		
.17Mi.	**135 COUNTRY MDWS**		$15,406	$6,162	1,280		1999		
.17Mi.	**170 COUNTRY MDWS**	**05/10/2000**	$32,707	$13,083	1,960		1999	1 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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