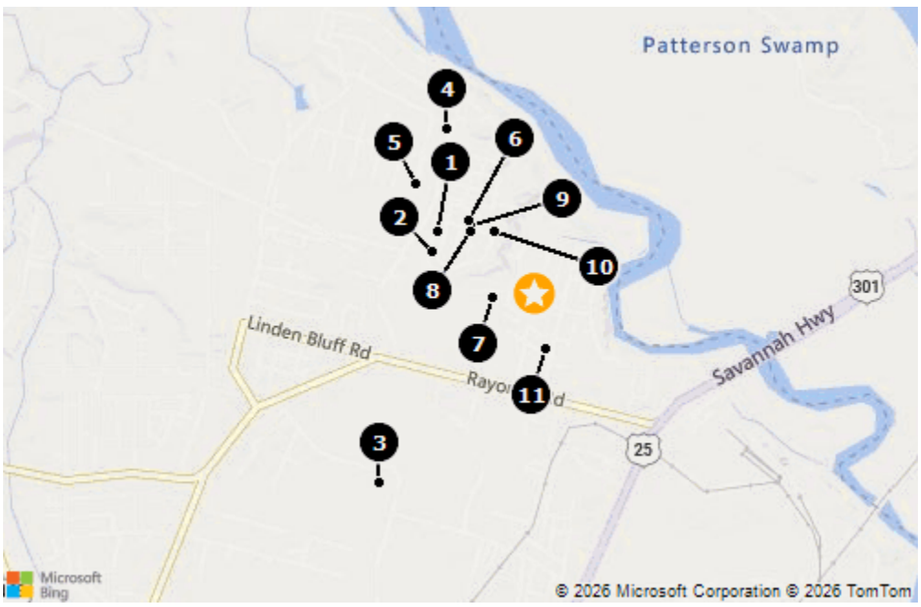
ICE SiteX Report

OrderID: 98722512

SiteX Property Information Report



Subject Property Location

40 RIVERSIDE LOOP, JESUP, GA 31545-5448

County:	**WAYNE GA**	Census Tract:	133059702.024035
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	110G-10	Thomas Bros Pg-Grid:	

Valuation

Value:	**$163,000**	FSD:	28	Common Confidence Score:	25
Value Range:	$117,360 - $208,640	ICE Confidence Score:	72		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	2
Assd Land Value:	$2,068	Market Land Value:	$5,170	Tax Year:	2025
Assd Improvement:	$24,467	Market Improvment Value:	$61,167	Total Taxable Value:	$593
Total Assessed Value:	$26,535	Total Assessor Market Value:	$66,337	Delinquent Year:	
				Tax Account ID:	3433
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: D2 Block: D
Abbreviated Description: BLK D LOT 2 PB 25-185 RIVERSIDE ACRES

Property Characteristics

Lot Size:	20,473 SF	Bedrooms:		Pool:	
Building Area:	1904 SF	Baths:	2	Fireplace:	
Year Built:	2019	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:	4	Basement:		Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/03/2023	Sales Price:	$110,069
Document #:	BK-PG 771-533	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/25/2023	Loan Amount:	N/A
Document #:	2023003825 BK-PG 0000000940-0000000369	Loan Type:	FHA
TD Due Date:	01/01/2063	Type Finance:	
Legal Description:			

Mortgage Record

Recording Date:	10/25/2023	Loan Amount:	N/A
Document #:	2023003818 BK-PG 0000000940-0000000341	Loan Type:	FHA
TD Due Date:	01/01/2063	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	05/07/2019	Sales Price:	$5,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	05/07/2019	Loan Amount:	N/A
Document #:	2019013383 BK-PG 0000000771-0000000533	Loan Type:	FHA
TD Due Date:	01/01/2049	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/07/2019	Sales Price:	$112,100
Document #:	2019-000469 BK-PG 771 -531	Type of Sale:	Full Amount on Deed
Contract Date:	05/07/2019		
Document Type:			

Legal Description:
Lot: D2 Block: D
Abbreviated Description: BLK D LOT 2 PB 25-185 RIVERSIDE ACRES

Prior Transfer

Recording Date:	05/07/2019	Sales Price:	N/A
Document #:	2019-000468 BK-PG 771 -529	Type of Sale:	Price as "0", "None", "No Consideration"
Contract Date:	05/07/2019		
Document Type:			

Legal Description:
Lot: D2 Block: D
Abbreviated Description: BLK D LOT 2 PB 25-185 RIVERSIDE ACRES

Prior Transfer

Recording Date:	05/07/2019	Sales Price:	$5,000
Document #:	2019-000467 BK-PG 771 -527	Type of Sale:	Full Amount on Deed
Contract Date:	05/07/2019		
Document Type:			

Legal Description:
Lot: D2 Block: D
Abbreviated Description: BLK D LOT 2 PB 25-185 RIVERSIDE ACRES

Area Sales Analysis

Total Area Sales	$1,300,989	Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	2
Median Living Area	1,216 SF	Median Year Built	2010
Price Range - 2 Yrs	$56,429 to $249,900	Age Range	3 years to 33 years
Median Value	$112,000	Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.63Mi.	**133 RODMAN RD** **JESUP, GA 31545-5010**	09/22/2026	$130,000	$122	1064	/3/2	2022	18,731 SF	
		APN: 110I-77 Document #: Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 77 Abbreviated Description: Lot:77 Abbreviated Description:OLD ACC 136609								
2	.61Mi.	**245 RODMAN RD** **JESUP, GA 31545-5022**	09/22/2026	$112,000	$71	1568	/3/2	2023	18,731 SF	
		APN: 110I-73 Document #: Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 73 Subdivision: RIVER RIDGE Abbreviated Description: Lot:73 Subdivision:RIVER RIDGE Abbreviated Description:LL 36 PB 39-65								
3	1.36Mi.	**2201 BEECHWOOD DR** **JESUP, GA 31545-6058**	09/02/2026	$142,000	$126	1120	//2	2010	93,654 SF	
		APN: 110-70-8 Document #: D2026-003514 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: Abbreviated Description:TRK 4								
4	1.03Mi.	**1389 SHRINE CLUB RD** **JESUP, GA 31545-5054**	08/06/2026	$70,000	$52	1344	//	1997	46,609 SF	
		APN: 97C-23 Document #: D2026-003045 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 23 Abbreviated Description: Lot:23 Abbreviated Description:LOT 23 SEMINOLE WOODS S/D OLD ACC 142323								
5	.91Mi.	**158 OSCEOLA TRL S** **JESUP, GA 31545-4836**	06/30/2026	$56,429	$27	2016	//2	2009	44,867 SF	
		APN: 97C-35 Document #: D2026002527 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 35 Abbreviated Description: Lot:35 Abbreviated Description:SEMINOLE WOODS S/D LOT 35								
6	.55Mi.	**98 COMPASS RD** **JESUP, GA 31545-8815**	06/08/2026	$165,000	$135	1216	/3/2	2022	18,731 SF	
		APN: 110I-134 Document #: D2026-002192 Document Type: Price Code: V Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Abbreviated Description: Abbreviated Description:PB 40-117								
7	.23Mi.	**629 SIERRA RD** **JESUP, GA 31545-5425**	05/01/2026	$78,000	$107	728	//	1993	43,560 SF	
		APN: 110H-8 Document #: D2026-001574 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 94 Subdivision: RIVERSIDE ACRES Abbreviated Description: Lot:94 Subdivision:RIVERSIDE ACRES								
8	.49Mi.	**931 RIVER RIDGE CIR** **JESUP, GA 31545-5000**	04/30/2026	$81,000	$66	1216	//	2000	21,780 SF	
		APN: 110I-32 Document #: D2026-001534 Document Type: Price Code: D Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 32 Abbreviated Description: Lot:32 Abbreviated Description:LOT 32 RIVER RIDGE S/D PH III								
9	.52Mi.	**952 RIVER RIDGE CIR**	12/04/2025	$91,660	$45	2016	//	2007	43,560 SF	

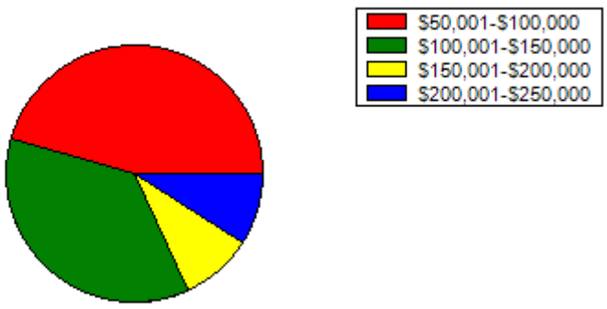
ICE SiteX Report

OrderID: 98722512

		JESUP, GA 31545-5093								
	APN: 110I-26 Document #: D2025-004763									
	Document Type: Price Code: V									
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)									
	Legal: Lot: 26 Abbreviated Description: Lot:26 Abbreviated Description:LTS 26 & 27 RIVER RIDGE S/D PB 34-184									
10	.42Mi.	**796 RIVER RIDGE CIR**	11/03/2025	$125,000	$117	1064	/3/2	2023	42,253 SF	
		JESUP, GA 31545-5031								
	APN: 110I-22 01 Document #:									
	Document Type: Price Code: D									
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)									
	Legal: Lot: 22 Abbreviated Description: Lot:22 Abbreviated Description:PB 34-98									
11	.3Mi.	**271 RIVERSIDE DR**	06/09/2025	$249,900	$118	2112	/3/2	2022	80,586 SF	
		JESUP, GA 31545-5376								
	APN: 110F-9 Document #: 2025002334									
	Document Type: Price Code: V									
	Land Use: Mobile/Manufactured Home (regardless of Land ownership)									
	Legal: Lot: 9 Abbreviated Description: Lot:9 Abbreviated Description:ALTAMAHA BLUFF SUB LOT 9									

Comparable Sales Chart

% Distribution Sales for Two Years



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.	**40 RIVERSIDE LOOP**	**05/07/2019**	$66,337	$26,535	1,904	//2	2019	20,473 SF	
.02Mi.	**24 RIVERSIDE LOOP**		$48,055	$19,222	1,792	/4/2	1994		
.03Mi.	**56 RIVERSIDE LOOP**	**10/27/2023**	$63,537	$25,415	1,680		2007	20,473 SF	
.03Mi.	**131 RIVERSIDE CIR**	**02/01/1993**	$33,534	$13,413	1,456		1993	15,682 SF	
.04Mi.	**47 RIVERSIDE CIR**	**05/01/2008**	$17,096	$6,838	1,120		1991	14,375 SF	
.05Mi.	**84 RIVERSIDE LOOP**	**03/01/1992**	$11,556	$4,622	924		1987	15,682 SF	
.05Mi.	**122 RIVERSIDE CIR**	**11/25/2024**	$15,318	$6,127	980		1987	14,375 SF	
.05Mi.	**192 ELIZABETH RD**		$4,340	$1,736	792		1973		
.06Mi.	**209 ELIZABETH RD**	**06/01/2001**	$17,623	$7,049	1,064		1992	20,038 SF	
.07Mi.	**RIVERSIDE CIR**	**06/01/1991**	$22,716	$9,086	980		1986	28,314 SF	
.08Mi.	**166 RIVERSIDE LOOP**	**10/27/2017**	$49,393	$19,757	1,344		2002	1 SF	
.08Mi.	**157 RIVERSIDE CIR**	**11/01/2006**	$41,308	$16,523	1,728		2003	14,375 SF	
.08Mi.	**18 RIVERSIDE CIR**		$11,104	$4,442	924	/2/1	1988		
.08Mi.	**515 RIVERSIDE CIR**	**11/01/1991**	$9,216	$3,687	780		1977	13,939 SF	
.08Mi.	**168 ELIZABETH RD**	**03/01/1993**	$40,553	$16,221	1,960		1996	36,155 SF	
.09Mi.	**216 RIVERSIDE LOOP**		$15,501	$6,200	1,456	/3/2	1999		

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	42.2 years old	Households:	6,211
Median Household Income:	$51,604	Households w/Family:	71%
Household Income Per Capita:	$28,433	Households w/Family Married:	47%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Wayne County School District	Students:	5,348
Number of Schools:	8	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.09Mi.	**Wayne County High School**	B-	Public	9 - 12

Number of Students: 1,576
Student-Teacher Ratio: 16.4

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Advanced Placement: Yes

5.99Mi. **Jesup Elementary School** Number of Students: 706 Student-Teacher Ratio: 13.27		C	Public	PK - 5
6.16Mi. **Arthur Williams Middle School** Number of Students: 626 Student-Teacher Ratio: 13.88		B-	Public	6 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	117%	HIGHER
BURGLARY	122%	HIGHER
MOTOR VEHICLE THEFT	125%	HIGHER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	130%	NOTABLY HIGHER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	119%	HIGHER
OVERALL	129%	HIGHER

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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