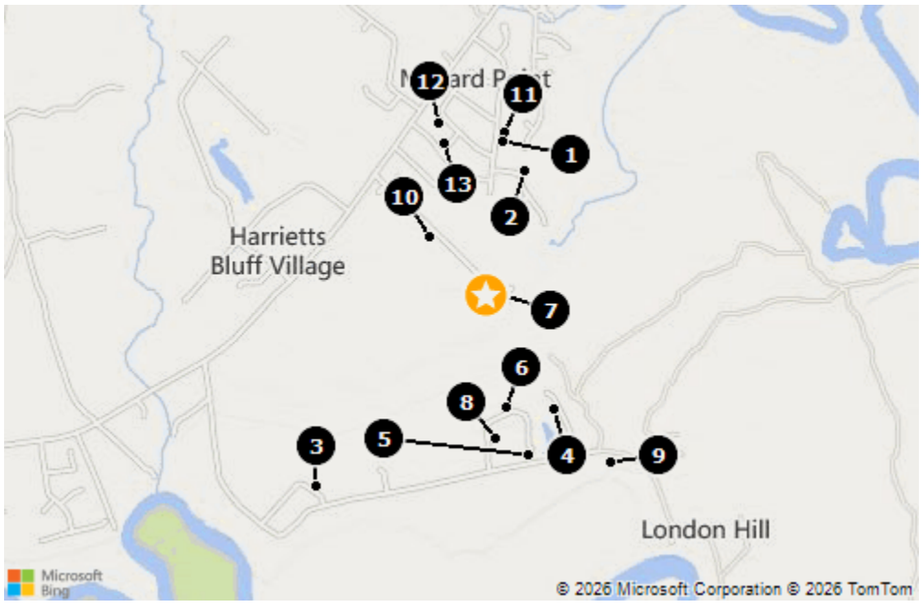
ICE SiteX Report

OrderID: 98722931

SiteX Property Information Report



Subject Property Location

440 DEERWOOD VILLAGE DR, WOODBINE, GA 31569-4132

County:	**CAMDEN GA**	Census Tract:	130390102.021008
Property Use:	Single Family Residential	Zoning:	R-2
Parcel Number:	118B 022	Thomas Bros Pg-Grid:	

Valuation

Value:	**$355,000**	FSD:	7	Common Confidence Score:	78
Value Range:	$330,150 - $379,850	ICE Confidence Score:	93		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	42
Assd Land Value:	$8,000	Market Land Value:	$20,000	Tax Year:	2025
Assd Improvement:	$115,782	Market Improvment Value:	$289,456	Total Taxable Value:	$1,707
Total Assessed Value:	$123,782	Total Assessor Market Value:	$309,456	Delinquent Year:	
				Tax Account ID:	24127
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Subdivision: DEERWOOD VILLAGE AT THE BLUFF
Abbreviated Description: H/L 22 DEERWOOD VILLAGE AT THE BLUFF P2

Property Characteristics

Lot Size:	21,500 SF	Bedrooms:	3	Pool:	
Building Area:	1776 SF	Baths:	3	Fireplace:	1
Year Built:	2006	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	3	Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:		A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/23/2026	Sales Price:	$206,141
Document #:	2026-007172 BK-PG 2072-454	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/25/2021	Sales Price:	$205,869
Document #:	656 BK-PG 2024-833	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/25/2020	Loan Amount:	N/A
Document #:	009423 BK-PG 0000002072-0000000454	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	
Legal Description:			

Prior Transfer

Recording Date:	06/09/2020	Sales Price:	$218,141
Document #:	2020003903 BK-PG 1798-718	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

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Mortgage Record

Recording Date:	04/10/2020	Loan Amount:	N/A
Document #:	002507 BK-PG 0000002024-0000000833	Loan Type:	FHA
TD Due Date:	01/01/2050	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/23/2016	Sales Price:	$217,490
Document #:	BK-PG 1760-738	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/29/2016	Loan Amount:	N/A
Document #:	BK-PG 1798-718	Loan Type:	FHA
TD Due Date:	04/01/2046	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	07/20/2015	Sales Price:	$217,208
Document #:	BK-PG 1723-539	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/18/2015	Loan Amount:	N/A
Document #:	BK-PG 1760-738	Loan Type:	FHA
TD Due Date:	07/01/2045	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	08/15/2014	Sales Price:	N/A
Document #:	BK-PG 1516-52	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/11/2014	Loan Amount:	N/A
Document #:	BK-PG 1723-539	Loan Type:	FHA
TD Due Date:	08/01/2044	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	03/12/2010	Loan Amount:	N/A
Document #:	BK-PG 1516-052	Loan Type:	FHA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 22 Subdivision: DEERWOOD VILLAGE AT THE BLUFF REPLAT Phase No: II

Prior Transfer

Recording Date:	03/04/2010	Sales Price:	N/A
Document #:	BK-PG 1431-583	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/02/2010	Sales Price:	N/A
Document #:	BK-PG 1516 -50	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: DEERWOOD VILLAGE AT THE BLUFF
Abbreviated Description: H/L 22 DEERWOOD VILLAGE AT THE BLUFF P2

Prior Transfer

Recording Date:	02/02/2010	Sales Price:	N/A
Document #:	BK-PG 1516 -50	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:
Subdivision: DEERWOOD VILLAGE AT THE BL

Prior Transfer

Recording Date:	06/13/2008	Sales Price:	$172,000
Document #:	BK-PG 1241-527	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/06/2008	Loan Amount:	N/A
Document #:	BK-PG 1431-583	Loan Type:	FHA
TD Due Date:	06/01/2038	Type Finance:	

Legal Description:

Mortgage Record

Recording Date:	04/11/2006	Loan Amount:	N/A
Document #:	BK-PG 1241-545	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/01/2031	Type Finance:	

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Legal Description:

Mortgage Record

Recording Date:	04/11/2006	Loan Amount:	N/A
Document #:	BK-PG 1241-527	Loan Type:	New Conventional
TD Due Date:	05/01/2036	Type Finance:	ADJ

Legal Description:

Prior Transfer

Recording Date:	04/04/2006	Sales Price:	$215,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	04/04/2006	Sales Price:	$215,000
Document #:	BK-PG 1241 -526	Type of Sale:	Full Amount on Deed
Contract Date:	04/04/2006		
Document Type:			

Legal Description:
Subdivision: DEERWOOD VILLAGE AT THE BLUFF
Abbreviated Description: H/L 22 DEERWOOD VILLAGE AT THE

Mortgage Record

Recording Date:	10/31/2005	Loan Amount:	N/A
Document #:	BK-PG 1196-574	Loan Type:	Unknown
TD Due Date:	11/01/2006	Type Finance:	

Legal Description:

Area Sales Analysis

Total Area Sales	$3,546,500	Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,710 SF	Median Year Built	1999
Price Range - 2 Yrs	$10,000 to $392,000	Age Range	8 years to 40 years
Median Value	$290,000	Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.43Mi.	**321 MALLARD POINTE DR** **WOODBINE, GA 31569-3713**	08/17/2026	$160,000	$112	1428	5/3/2	1990	SF	
		APN: 118D 099 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Block: 1 Subdivision: MALLARD POINTE Abbreviated Description: Block:1 Subdivision:MALLARD POINTE Abbreviated Description:H/L 22 BLK 1 MALLARD PT S/D P3; RESIDENTIAL LOT								
2	.37Mi.	**77 CINNAMON TEAL DR** **WOODBINE, GA 31569-3721**	07/27/2026	$279,500	$160	1739	6/4/2	1996	SF	
		APN: 118F 002 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: MALLARD POINTE Abbreviated Description: Subdivision:MALLARD POINTE Abbreviated Description:H/L 2 MALLARD PT S/D PH 4; RESIDENTIAL LOT								
3	.7Mi.	**195 WINDSOR CIR** **WOODBINE, GA 31569-4127**	06/23/2026	$345,000	$222	1548	5/3/2	1999	SF	
		APN: 119 037 Document #: Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: Abbreviated Description:H/L 9 LANCASTER S/D PH 1; RESIDENTIAL LOT								
4	.37Mi.	**145 RETREAT PL** **WOODBINE, GA 31569-4043**	06/15/2026	$250,000	$189	1320	6/3/2	2003	20,473 SF	
		APN: 119B 013 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: SHEFFIELD ISLAND ESTATES Abbreviated Description: Abbreviated Description:H/L 13 SHEFFIELD ISLAND ESTATES PH 1; RESIDENTIAL LOT								
5	.47Mi.	**352 RAINBOW LN** **WOODBINE, GA 31569-4048**	06/03/2026	$250,000	$146	1710	6/3/2	2003	40,511 SF	
		APN: 119B 043 Document #: Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: SHEFFIELD ISLAND ESTATES Abbreviated Description: Subdivision:SHEFFIELD ISLAND ESTATES Abbreviated Description:H/L 18 SHEFFIELD ISLAND EST P2; RESIDENTIAL LOT								
6	.32Mi.	**183 RAINBOW LN** **WOODBINE, GA 31569-4047**	05/19/2026	$330,000	$175	1880	7/3/2	2002	SF	
		APN: 119B 034 01 Document #: D2026003702 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: SHEFFIELD ISLAND ESTATES Abbreviated Description: Subdivision:SHEFFIELD ISLAND ESTATES Abbreviated Description:H/L 9 SHEFFIELD ISLAND EST P2; RESIDENTIAL LOT								
7	.09Mi.	**15 DEERWOOD CIR W** **WOODBINE, GA 31569-4170**	04/24/2026	$392,000	$191	2051	8/4/2	2018	23,958 SF	
		APN: 118B 050 Document #: 2026003059 Document Type: Price Code: V Land Use: Single Family Residential Legal: Subdivision: DEERWOOD VILLAGE AT THE BLUFF Abbreviated Description: Abbreviated Description:H/L 50 DEERWOOD VILLAGE AT THE BLUFF P2; RESIDENTIAL LOT								
8	.4Mi.	**88 RAINBOW LN** **WOODBINE, GA 31569-4051**	04/13/2026	$290,000	$197	1470	5/3/2	2001	SF	Yes
		APN: 119B 030 Document #: Document Type: Price Code: D								

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Land Use: Single Family Residential
Legal: Subdivision: SHEFFIELD ISLAND ESTATES Abbreviated Description: Subdivision:SHEFFIELD ISLAND ESTATES Abbreviated Description:H/L 26 SHEFFIELD ISLAND EST P3; RESIDENTIAL LOT

9	.58Mi.	**8 LONDON HILL RD W** **WOODBINE, GA 31569-3908**	03/12/2026	$370,000	$215	1714	7/3/2	1986	SF

APN: 119A 001A Document #:
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Block: A Subdivision: LONDON HILL BLUFF Abbreviated Description: Block:A Abbreviated Description:H/L 1 BLK A P-2 LONDON HILL BLUFF; RESIDENTIAL LOT

10	.22Mi.	**220 DEERWOOD VILLAGE DR** **WOODBINE, GA 31569-4138**	02/27/2026	$10,000	$5	1996	8/3/2	2015	21,344 SF

APN: 118B 010 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Subdivision: DEERWOOD VILLAGE AT THE BLUFF Abbreviated Description: Abbreviated Description:H/L 10 DEERWOOD VILLAGE AT THE BLUFF P1; RESIDENTIAL LOT

11	.46Mi.	**295 MALLARD POINTE DR** **WOODBINE, GA 31569-3711**	01/20/2026	$265,000	$187	1416	6/3/2	1987	20,909 SF

APN: 118D 032 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: 1 Subdivision: MALLARD POINTE Abbreviated Description: Block:1 Abbreviated Description:H/L 21 BLK 1 MALLARD POINTE P2; RESIDENTIAL LOT

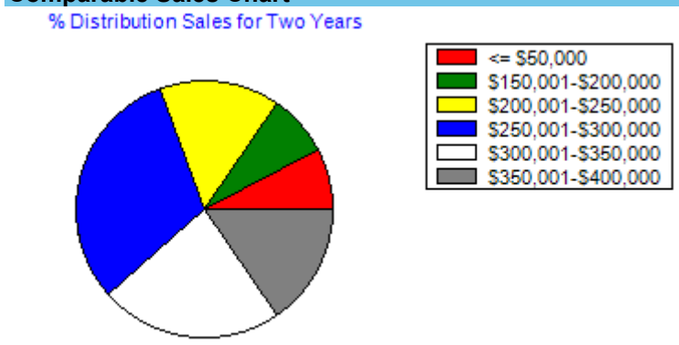
12	.5Mi.	**248 DUCK BLIND WAY** **WOODBINE, GA 31569-3734**	12/04/2025	$295,000	$164	1797	6/3/2	1989	SF

APN: 118D 060 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: 2 Subdivision: MALLARD POINTE Abbreviated Description: Block:2 Subdivision:MALLARD POINTE Abbreviated Description:H/L 18 BLK 2 MALLARD PT S/D P3; RESIDENTIAL LOT

13	.44Mi.	**15 MERGANSER WAY** **WOODBINE, GA 31569-3741**	09/05/2025	$310,000	$183	1689	6/3/2	1989	18,295 SF

APN: 118D 074 Document #:
Document Type: Price Code: V
Land Use: Single Family Residential
Legal: Block: 2 Subdivision: MALLARD POINTE Abbreviated Description: Block:2 Subdivision:MALLARD POINTE Abbreviated Description:H/L21 BLK 2 MALLARD PT S/D P3; RESIDENTIAL LOT

Comparable Sales Chart



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.

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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.	**440 DEERWOOD VILLAGE DR**	**02/02/2010**	$309,456	$123,782	1,776	3/3/3	2006	21,500 SF	
.02Mi.	**422 DEERWOOD VILLAGE DR**	**07/28/2006**	$343,996	$137,598	1,839	4/3/2	2006	21,500 SF	Yes
.02Mi.	**458 DEERWOOD VILLAGE DR**	**12/04/2020**	$316,293	$126,517	1,819	6/3/3	2005	21,344 SF	
.04Mi.	**404 DEERWOOD VILLAGE DR**	**08/26/2019**	$340,337	$136,135	2,096	7/3/2	2006	32,234 SF	
.04Mi.	**486 DEERWOOD VILLAGE DR**	**05/10/2024**	$341,813	$136,725	2,212	7/4/2	2005	22,651 SF	
.05Mi.	**439 DEERWOOD VILLAGE DR**	**11/07/2023**	$390,405	$156,162	2,139	8/4/2	2016	23,522 SF	
.05Mi.	**457 DEERWOOD VILLAGE DR**	**11/10/2016**	$407,030	$162,812	2,041	8/4/2	2016	21,780 SF	
.06Mi.	**421 DEERWOOD VILLAGE DR**	**08/15/2022**	$414,155	$165,662	2,326	8/4/2	2016	23,522 SF	
.06Mi.	**477 DEERWOOD VILLAGE DR**	**06/16/2023**	$323,420	$129,368	1,738	6/3/2	2006	21,804 SF	
.07Mi.	**403 DEERWOOD VILLAGE DR**	**05/10/2016**	$390,215	$156,086	2,026	8/4/2	2016	23,522 SF	
.07Mi.	**12 DEERWOOD CIR W**	**03/02/2018**	$480,322	$192,129	2,150	8/4/2	2017	27,007 SF	Yes
.08Mi.	**368 DEERWOOD VILLAGE DR**	**11/04/2022**	$355,242	$142,097	2,083	6/3/3	2005	32,234 SF	Yes
.09Mi.	**15 DEERWOOD CIR W**	**04/05/2019**	$431,410	$172,564	2,051	8/4/2	2018	23,958 SF	
.09Mi.	**27 DEERWOOD CIR W**	**01/06/2025**	$417,486	$166,994	2,086	7/4/2	2015	28,750 SF	
.09Mi.	**367 DEERWOOD VILLAGE DR**	**02/22/2010**	$420,430	$168,172	2,826	6/3/3	2007	23,958 SF	
.09Mi.	**348 DEERWOOD VILLAGE DR**	**07/01/2024**	$350,788	$140,315	2,082	6/4/3	2008	21,344 SF	

Rent vs. Own

Households Occupied by Renters:	15%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	43.1 years old	Households:	2,001
Median Household Income:	$66,379	Households w/Family:	68%
Household Income Per Capita:	$30,319	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	26%

School District

School District Zone:	Camden County School District	Students:	9,754
Number of Schools:	12	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.83Mi.	**Camden County High School** Number of Students: 2,912 Student-Teacher Ratio: 15.77 Advanced Placement: Yes	A-	Public	9 - 12
3.30Mi.	**Mamie Lou Gross Elementary School** Number of Students: 454 Student-Teacher Ratio: 13.76	A	Public	PK - 5
4.29Mi.	**Camden Middle School** Number of Students: 1,078 Student-Teacher Ratio: 14	A-	Public	6 - 8

Flood Report

The Subject Property of **440 DEERWOOD VILLAGE DR, WOODBINE, GA 31569-4132** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.

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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	33%	SIGNIFICANTLY LOWER
BURGLARY	135%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	75%	NOTABLY LOWER
FORCIBLE ROBBERY	146%	NOTABLY HIGHER
AGGRAVATED ASSAULT	145%	NOTABLY HIGHER
FORCIBLE RAPE	121%	HIGHER
MURDER	114%	HIGHER
OVERALL	112%	HIGHER

Disaster Alerts

No alerts noted

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