

Single Family Residence

RESIDENTIAL

416 PLANTATION WAY

RINCON, GA 31326

\$205,085 TopHap Estimate · \$214 / ft² · confidence 87 · as of Jul 14, 2026



1

BATHS

960 ft²

LIVING AREA

0.55 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

VALUATION

\$205K

\$178K low

\$232K high

Last Sale

\$72,000 · Mar 31, 1998

Est. Owner Equity

\$33,713

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$1,355 (2025)
Assessed Value	\$78,861
Previous Assessed	\$65,803
Assessor Market Value	\$197,152

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Concrete
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 800 ft²

Porch · 284 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.6 mi
Ebenezer Middle School	Middle	6–8	2.7 mi
Effingham County High School	High	9–12	7.7 mi

District: Effingham County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 31326

107 CRIME INDEX	65 AIR POLLUTION	26,696 POPULATION	\$91K MEDIAN IN-COME	66°F AVG TEMP	62% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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