

Single Family Residence **RESIDENTIAL**

166 JAMESTOWN DR

RINCON, GA 31326

\$410,959 TopHap Estimate · \$235 / ft² · confidence 97 · as of Jul 14, 2026



2

BATHS

1,752 ft²

LIVING AREA

1.24 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$411K

\$400K low

\$422K high

Last Sale

\$265,000 · Mar 16, 2021

Est. Owner Equity

\$198,959

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$3,728 (2025)
Assessed Value	\$155,106
Previous Assessed	\$128,872
Assessor Market Value	\$387,766

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	1.24
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 34 ft²

CLIMATE RISK

87

FLOOD

32

WILDFIRE

92

HEAT

76

STORM

11

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 16, 2021	Resale	Warranty Deed	\$265,000	\$151	\$212K
Apr 3, 2017	Financing	Warranty Deed			
Jun 29, 2009	Resale	Deed	\$159,000	\$91	\$151K
Sep 17, 2008	Financing	Deed			
Oct 25, 2007	Resale	Deed	\$190,000	\$108	\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blandford Elementary School	Elementary	PK–5	2.3 mi
South Effingham High School	High	9–12	5.2 mi
South Effingham Middle School	Middle	6–8	5.3 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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