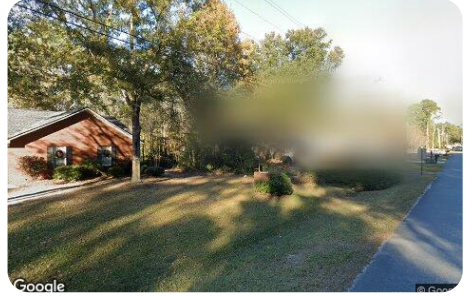


Single Family Residence **RESIDENTIAL**

317 PLANTATION DR

RINCON, GA 31326

\$319,288 TopHap Estimate · \$200 / ft² · confidence 91 · as of Jul 14, 2026



2

BATHS

1,597 ft²

LIVING AREA

0.97 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

VALUATION

\$319K

\$292K low

\$346K high

Est. Owner Equity

\$168,688

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$1,785 (2025)
Assessed Value	\$128,188
Previous Assessed	\$110,379
Assessor Market Value	\$320,469

PROPERTY FACTS

Property Type	Single Family Residence
County	Effingham
Lot (acres)	0.97
Foundation	Mat/Raft Foundation (Slab)
Roof	Fiberglass
Heating	Central
Cooling	Central
Pool	No

Deck · 180 ft²

Patio · 180 ft²

Porch · 110 ft²

CLIMATE RISK

39
FLOOD

35
WILDFIRE

93
HEAT

82
STORM

11
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 8, 2010	Financing	Gift Deed			\$88K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rincon Elementary School	Elementary	PK–5	1.7 mi
Ebenezer Middle School	Middle	6–8	2.5 mi
Effingham County High School	High	9–12	7.6 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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