

PARID: 10872 02031

J A DINKINS INVESTMENTS, LLC, A NORTH CA

4609 OGEECHEE RD

### Most Current Owner

| Current Owner                            | Co-Owner                         | Care Of | Mailing Address                               |
|------------------------------------------|----------------------------------|---------|-----------------------------------------------|
| J A DINKINS INVESTMENTS, LLC, A NORTH CA | ROLINA LIMITED LIABILITY COMPANY |         | 165 SUTTON PLACE DRIVE LAKE WACCAMAW NC 28450 |

### Digest Owner (January 1)

| Owner                                    | Co-Owner                         | Address 1              | Address 2 | City             | State | Zip   |
|------------------------------------------|----------------------------------|------------------------|-----------|------------------|-------|-------|
| J A DINKINS INVESTMENTS, LLC, A NORTH CA | ROLINA LIMITED LIABILITY COMPANY | 165 SUTTON PLACE DRIVE |           | LAKE WACCAMAW NC |       | 28450 |

### Parcel

|                |                                          |
|----------------|------------------------------------------|
| Status         | ACTIVE                                   |
| Parcel ID      | 10872 02031                              |
| Category Code  | 353 - Retail Store                       |
| Bill #         | 2934295                                  |
| Address        | 4609 OGEECHEE RD                         |
| Unit # / Suite |                                          |
| City           | SAVANNAH                                 |
| Zip Code       | 31405-                                   |
| Neighborhood   | 08520.00 - H520 HIGHWAY 17 (OGEECHEE RD) |
| Total Units    |                                          |
| Zoning         | A-T                                      |
| Class          | C3 - Commercial Lots                     |
| Appeal Status  |                                          |

### Legal Description

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Legal Description | PARTS OF LOTS 10, 11 & 12 HEATHCOTE FARMS PRB 39P 16 1.49 AC |
| Acres             | 1.492                                                        |
| Deed Book         | 2752                                                         |
| Deed Page         | 0665                                                         |

### Permits

| Permit #   | Permit Date | Status   | Type            | Amount       |
|------------|-------------|----------|-----------------|--------------|
| 07-01183-1 | 07/20/2007  | Complete | DM - DEMOLITION | \$150,000.00 |
| 95-902-2   | 06/05/1995  | Complete | CM - COMMERCIAL | \$35,000.00  |

### Inspection

|                 |             |
|-----------------|-------------|
| Inspection Date | Reviewer ID |
| 02/19/2025      | PANDREWS    |
| 09/09/2021      | MLINDORME   |
| 05/16/2017      | VMMCCUEN    |
| 11/17/2015      | VMMCCUEN    |
| 04/04/2012      | CASMITH     |

## Sales

| Sale Date  | Sale Price | Sale Validity | Instrument | Book - Page | Grantor                                 | Grantee                                  |
|------------|------------|---------------|------------|-------------|-----------------------------------------|------------------------------------------|
| 03/22/2022 | 1,725,000  | Q             | LD         | 2752 - 0665 | YOUNG'S SAVANNAH INVESTMENT PROPERTIES, | J A DINKINS INVESTMENTS, LLC, A NORTH CA |
| 04/10/2020 | 1,270,000  | Q             | WD         | 9999 - 0051 | DOWLING JAMIE                           | YOUNG'S SAVANNAH INVESTMENT PROPERTIES,  |
| 01/03/2011 | 910,000    | U             | WD         | 366S - 740  | FIRST NATIONAL BANK OF NASSAU COUNTY    | DOWLING JAMIE                            |
| 05/04/2010 | 984,166    | U             | DS         | 360T - 727  | D KNOX COMPANY                          | FIRST NATIONAL BANK OF NASSAU COUNTY     |
| 07/13/2007 | 1,085,000  | Q             | WD         | 329T - 0038 | COASTAL INDUSTRIES INC                  | D KNOX COMPANY                           |

## Land

|                    |                           |
|--------------------|---------------------------|
| Line Number        | 1                         |
| Land Type          | S - SQUARE FOOT           |
| Land Code          | G1 - GENERAL COMMERCIAL 1 |
| Square Feet        | 65,000                    |
| Acres              | 1.4922                    |
| Influence Factor 1 |                           |
| Influence Reason 1 |                           |
| Influence Factor 2 |                           |
| Influence Reason 2 |                           |

## OBY

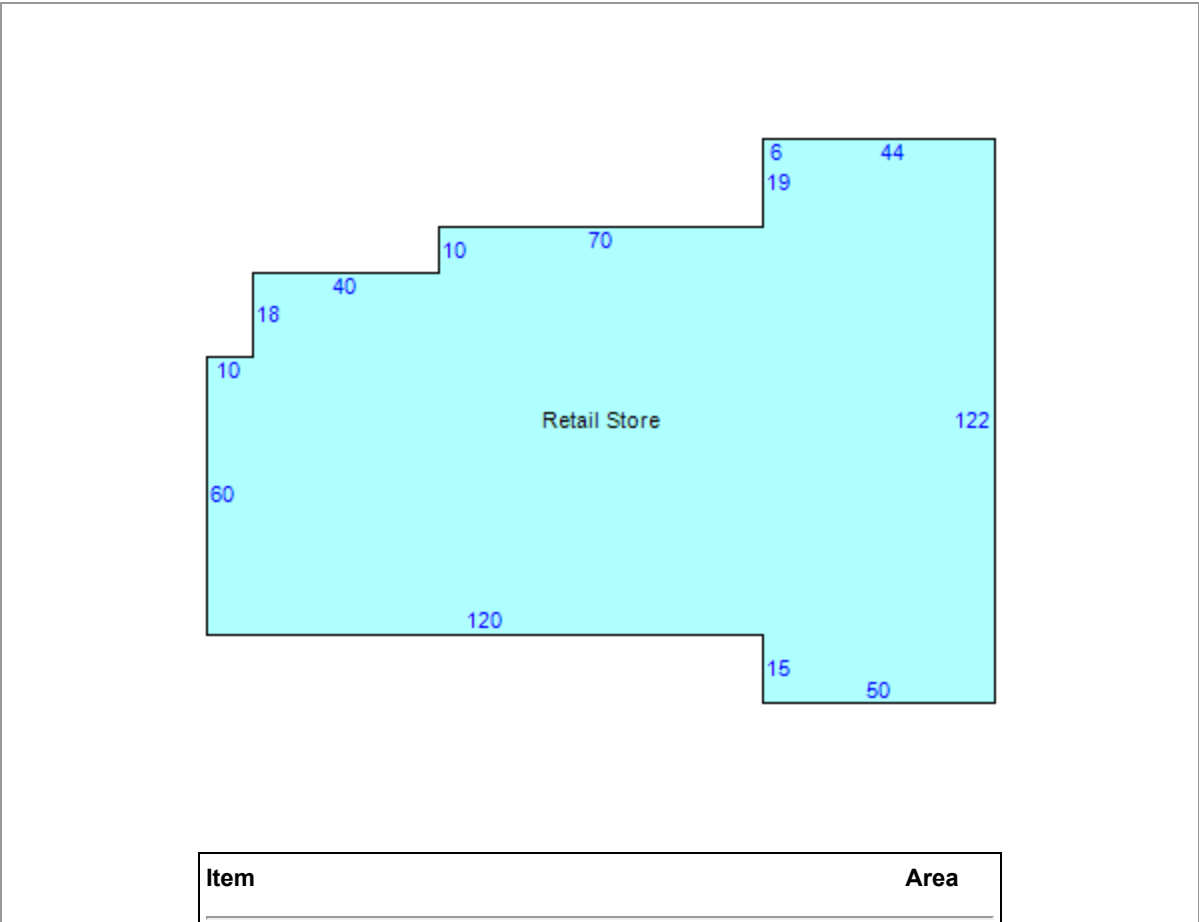
| Card # | Description                            | Year Built: | Grade: | Units: | Override: | Area: |
|--------|----------------------------------------|-------------|--------|--------|-----------|-------|
| 1      | 1720 : BUILDING, CONCRETE FLOOR, PLAIN | 1988        |        | 1      |           | 2,332 |
| 1      | 6201 : PAVING, ASPHALT                 | 1988        |        | 1      |           | 3,500 |
| 1      | 6601 : CHAIN LINK FENCE, GALVANIZED    | 1988        |        | 1      |           | 700   |
| 1      | 6601 : CHAIN LINK FENCE, GALVANIZED    | 1988        |        | 1      |           | 75    |
| 1      | 6649 : WOOD, ON GRADE, FLAT            | 1988        |        | 1      |           | 857   |

Commercial Building

|                        |                    |
|------------------------|--------------------|
| Card                   | 1                  |
| Actual Year Built      | 1970               |
| Effective Year Built   | 1990               |
| Main Occupancy         | 353 : Retail Store |
| Quality / Condition    | 2 / A-AVERAGE      |
| Units                  |                    |
| Total Area             | 15,980             |
| Basement Area          |                    |
| Finished Basement Area | No                 |

Appraised Values

| Tax Year | Land    | Building  | Appraised Total | Reason |
|----------|---------|-----------|-----------------|--------|
| 2024     | 520,000 | 1,006,900 | 1,526,900       |        |
| 2023     | 520,000 | 1,127,800 | 1,647,800       |        |
| 2022     | 325,000 | 903,500   | 1,228,500       |        |
| 2021     | 325,000 | 830,900   | 1,155,900       |        |
| 2020     | 260,000 | 545,700   | 805,700         |        |
| 2019     | 260,000 | 545,700   | 805,700         |        |
| 2018     | 260,000 | 579,200   | 839,200         |        |
| 2017     | 227,500 | 604,300   | 831,800         |        |
| 2016     | 227,500 | 629,600   | 857,100         |        |



|                                        |       |
|----------------------------------------|-------|
| Retail Store - 353:Retail Store        | 15980 |
| - 1720:BUILDING, CONCRETE FLOOR, PLAIN | 2332  |
| - 6201:PAVING, ASPHALT                 | 3500  |
| - 6649:WOOD, ON GRADE, FLAT            | 857   |
| - 6601:CHAIN LINK FENCE, GALVANIZED    | 75    |
| - 6601:CHAIN LINK FENCE, GALVANIZED    | 700   |

