



# PROPERTY INFORMATION PACKAGE

**— AUCTION —**



## STEPS TO THE SAND

# East Beach Buildable Lot

**📍 ST SIMONS ISLAND, GA**



### **AUCTION DETAILS INSIDE**

Preview, Terms, and  
Important Information



**ONLINE AUCTION**



**Rowell Auctions, Inc.**

1303 4th Street, SW  
Moultrie, Georgia  
31768  
(229) 985-8388  
GA License: AU-  
C2594



[www.rowellauctions.com](http://www.rowellauctions.com)



**East Beach Residential Lot  
4226 Eleventh Street  
St. Simons Island, GA  
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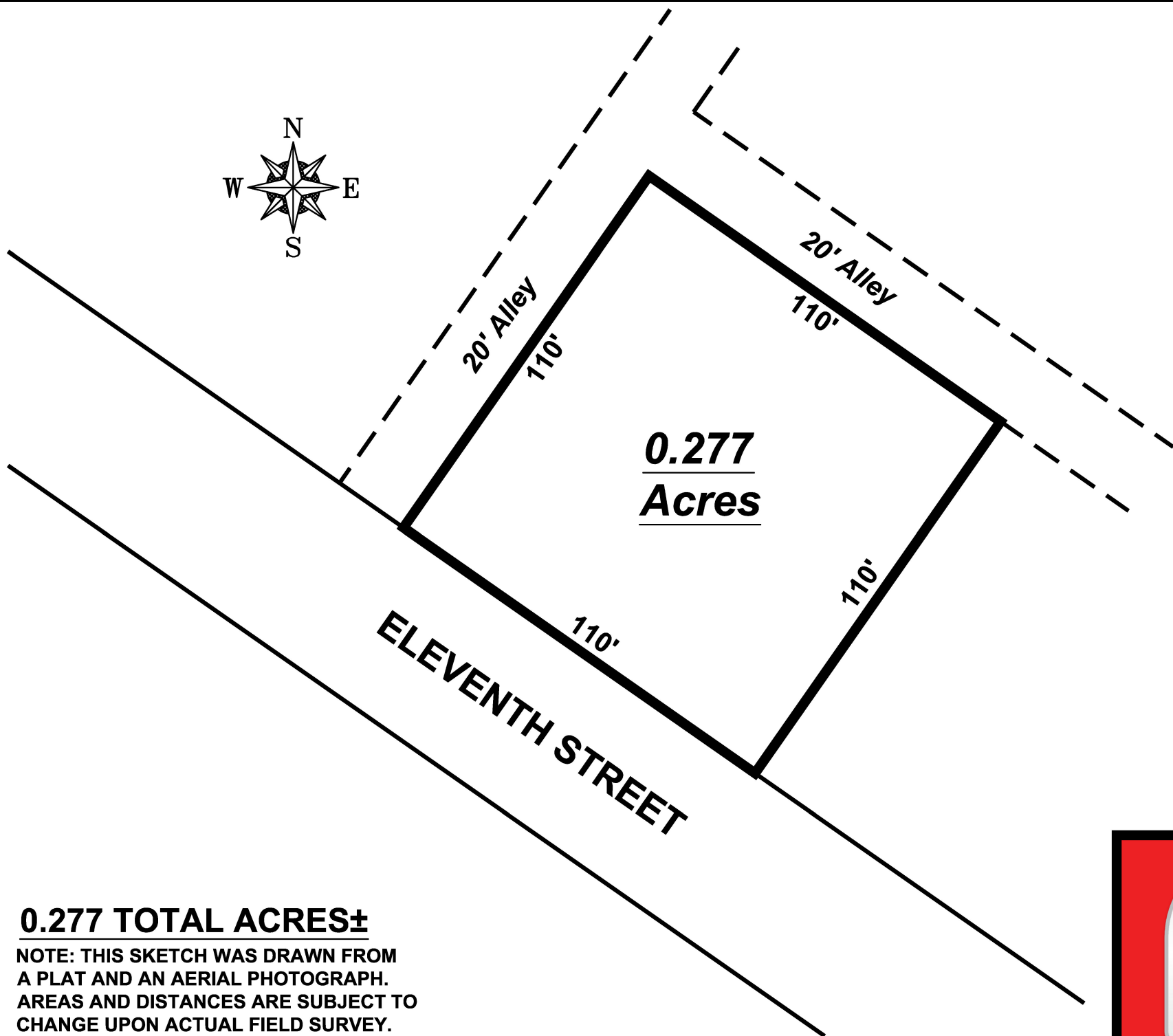




**East Beach Residential Lot  
4226 Eleventh Street  
St. Simons Island, GA**

- ❖ **Rare buildable lot near the beach.** Walkable-to-the-sand lots in East Beach are nearly extinct, the kind of opportunity serious buyers wait years on.
- ❖ **A towel-over-your-shoulder walk to the Atlantic.** Not "close to the beach" in the brochure sense, this is flip-flops-on, sand-between-your-toes close.
- ❖ **Build on your terms.** Voluntary HOA means an established, like-minded neighborhood with no mandatory fees or restrictive covenants. Your lot, your vision.
- ❖ **Heart of East Beach.** Laid-back, golf-cart-friendly streets where neighbors wave from the porch and the beach is a short ride away.
- ❖ **A finite resource.** Buildable lots on the southside of St. Simons aren't being made anymore. Ideal for a primary residence, vacation retreat, or legacy investment for the family.





**0.277 TOTAL ACRES±**

NOTE: THIS SKETCH WAS DRAWN FROM  
A PLAT AND AN AERIAL PHOTOGRAPH.  
AREAS AND DISTANCES ARE SUBJECT TO  
CHANGE UPON ACTUAL FIELD SURVEY.





20' Alley  
110'

20' Alley  
110'

0.277  
Acres

110'

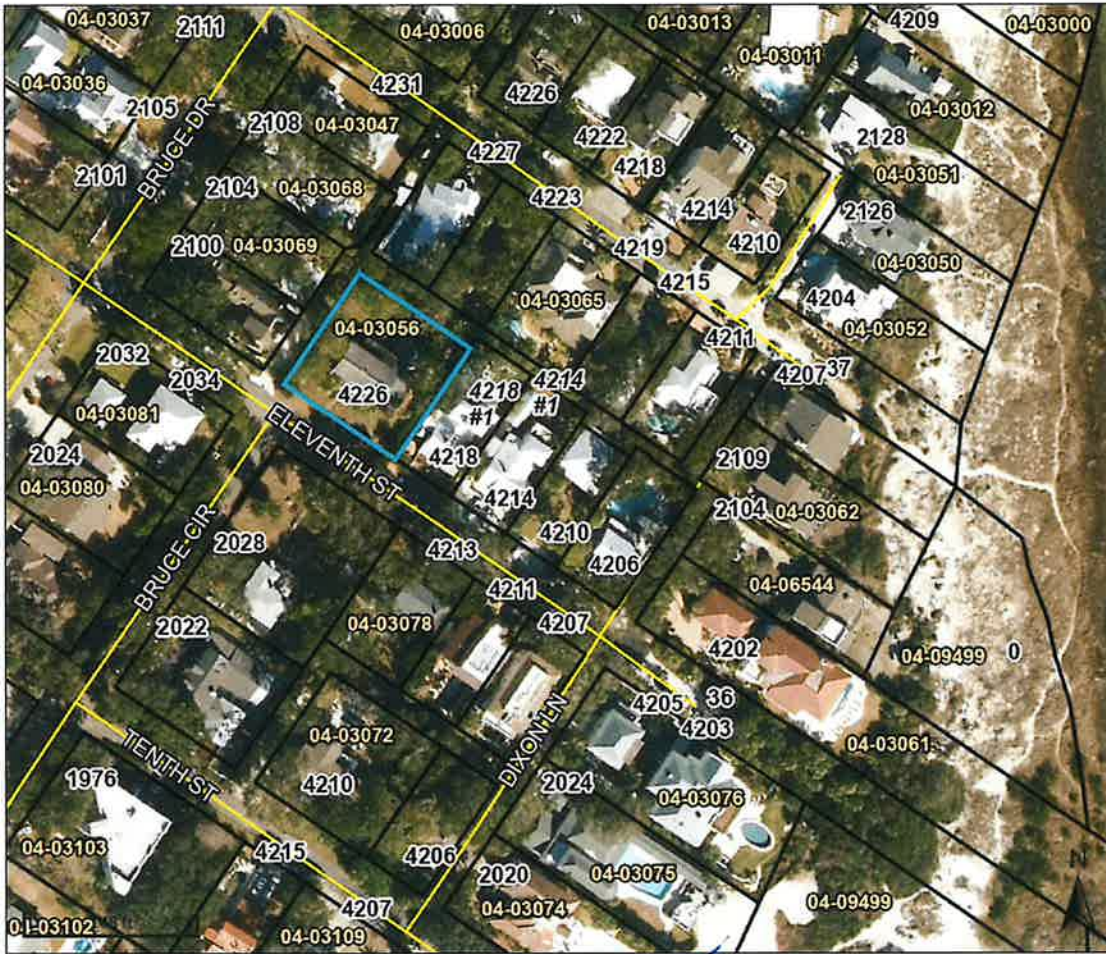
110'

ELEVENTH STREET

**0.277 TOTAL ACRES±**

NOTE: THIS SKETCH WAS DRAWN FROM  
A PLAT AND AN AERIAL PHOTOGRAPH.  
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CHANGE UPON ACTUAL FIELD SURVEY.





- Legend**
- Parcels
  - Parcel Numbers
  - Address Numbers
  - Unit Numbers
  - Roads

<b>Parcel ID</b>	04-03056	<b>Owner</b>	DURANT JOE S JR ETAL	<b>Last 2 Sales</b>			
<b>Class Code</b>	Residential Lots		946 JOHNS RD	<b>Date</b>	<b>Price</b>	<b>Reason</b>	<b>Qual</b>
<b>Taxing District</b>	04-ST SIMONS ISLAND		AUGUSTA, GA 30904	n/a	0	n/a	n/a
	ST SIMONS ISLAND	<b>Physical Address</b>	4226 ELEVENTH ST	n/a	0	n/a	n/a
<b>Acres</b>	0.28	<b>Market Value</b>	\$1170700				

Date created: 5/4/2026  
 Last Data Uploaded: 5/4/2026 3:05:02 AM

# Glynn County, GA

## Summary

**Parcel Number** 0403056  
**Tax District** ST SIMONS ISLAND (District 04)  
**Alias** EAST BEACH  
**Location Address** 4226 ELEVENTH ST  
 ST SIMONS ISLAND, GA 31522  
**Millage Rate** 24.074  
**Legal Description** LOT 6 & 8-22 EAST BE  
**Subdivision** EAST BEACH  
**Documents** DB 662, Pg 68; PD 5, Pg 152; PD 3, Pg 71; "east beach tracing"  
**Class Code** R3 - Residential Lots  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**Neighborhood** EAST BEACH - BRUCE DRIVE EAST (Code: 495C)  
**Zoning** R6  
**Map# Block-Lot** S002-00 002-002  
**Property Class** VL  
**Homestead Exemption** No  
**GIS Mapped acres** 0.28  
**Elementary School** St. Simons  
**Middle School** Glynn Middle School  
**High School** Glynn Academy  
**Commissioner District** DISTRICT 2 - BOB DUNCAN, Phone (912) 783-5922 [bduncan@glynncounty-ga.gov](mailto:bduncan@glynncounty-ga.gov)

[View Map](#)

## Owner

DURANT JOE S JR ETAL  
 C/O SUSAN DURANT DARBY  
 946 JOHNS RD  
 AUGUSTA, GA 30904

## Value Information

Assessed Year		2026	2025
Land Value	+	\$1,170,700.00	\$1,170,700.00
Improvement Value	+	\$0.00	\$0.00
<b>Total Value</b>	=	<b>\$1,170,700.00</b>	<b>\$1,170,700.00</b>
Assessed Land Value	+	\$468,280.00	\$468,280.00
Assessed Improvement Value	+	\$0.00	\$0.00
<b>Assessed Total Value</b>	+	<b>\$468,280.00</b>	<b>\$468,280.00</b>

## 2026 Notice of Assessment

[2026 Notice of Assessment \(PDF\)](#)

## View/Pay Tax Bills

[View/Pay Tax Bills](#)

## Photos

To print an image, click to view then right-click and open in new tab.



### Recent Sales In Area

Sale date range:

From:

07/01/2

To:

07/01/2

Search Sales by Neighborhood

Search Sales by Subdivision

Distance:

1500

Units:

Feet



Search Sales by Distance

No data available for the following modules: Summary (MH), Improvement Information, Mobile Homes-IasW, Prebill Mobile Homes, Accessory Information, Additions, Sale/Transfer Information, Sketches, Planned Development.

Glynn County makes every effort to produce the most accurate information possible. No warranty, expressed or implied, is provided for the data herein, its use or interpretation. The assessment information is from the last certified parcel. All data is subject to change before the next certified parcel.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 7/1/2026, 7:15:32 AM

Control On

Developed by  
 SCHNEIDER  
GEOSPATIAL

# 2025 PROPERTY TAX STATEMENT

J.L. 'JEFF' CHAPMAN  
 Glynn County Tax Commissioner  
 1725 Reynolds St, Suite 100  
 Brunswick, GA 31520

Parcel	Original Due Date	TOTAL DUE
0403056	11/17/2025	\$0.00

Bill No: 2025-6169220 Type: RE Printed: 06/30/2026  
 Location: 4226 ELEVENTH ST 31522



MAKE CHECK OR MONEY ORDER PAYABLE TO:  
 GLYNN COUNTY TAX COMMISSIONER

DURANT JOE S JR ETAL  
 C/O SUSAN DURANT DARBY  
 946 JOHNS RD  
 AUGUSTA GA 30904

## RETURN THE TOP PORTION WITH PAYMENT

J.L. 'JEFF' CHAPMAN  
 Glynn County Tax Commissioner  
 1725 Reynolds St, Suite 100  
 Brunswick, GA 31520  
 Phone (912)554-7000  
 gcptx@glynncounty-ga.gov



Tax Payer: DURANT JOE S JR ETAL  
 Parcel: 0403056 REAL  
 Description: LOT 6 & 8-22 EAST BE  
 Location: 4226 ELEVENTH ST 31522  
 Bill No: 2025-6169220  
 District: 04 - ST SIMONS ISLAND

Improvement Value	Land Value	Fair Market Value	Acres	Exemptions	Due Date	Print Date	Amount Good Through
	1,170,700	1,170,700	.28		11/17/2025	06/30/2026	07/17/2026
Entity	FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	HTRG Credit	Net Tax
CAPITAL PROJECT	1,170,700	468,280		468,280	0.860		402.72
EMS	1,170,700	468,280		468,280	1.100		515.11
FIRE	1,170,700	468,280		468,280	1.500		702.42
COUNTY M&O	1,170,700	468,280		468,280	7.360		3,446.54
SALES TAX CREDIT - COUNTY	1,170,700	468,280		468,280	3.496		- 1,637.11
GENERAL SCHOOL	1,170,700	468,280		468,280	14.900		6,977.37
POLICE FUND	1,170,700	468,280		468,280	1.850		866.32
SOLID WASTE SERVICE FEE	1,170,700						125.00
<b>TOTALS</b>						<b>24.074</b>	<b>11,398.37</b>

Check with your mortgage company before paying this bill.

Pay Online at GlynnTaxOffice.org. A 2.95% convenience fees applies to all card payments.

Make checks payable to "Glynn County Tax Commissioner" and include the following information (in red above) with your payment: Parcel or Bill number, Property Address, Current Phone Number. Your payment may be returned if any of this information is missing or unclear, which can result in interest, penalties, and/or your account being marked delinquent. Checks will be posted using the amount written on the legal line. Payments are applied to the oldest year. If you would like a receipt, include a self-addressed, stamped envelope with payment.

Dishonored transactions will be charged a \$35 service fee. Tax will remain due and subject to interest until payment is made in full by cash or certified funds.

A 5% penalty is imposed on all property, other than homestead property with a bill under \$500.00 every 120 days after the due date, not to exceed 20%. If your account has delinquent tax, payment will be applied to the oldest year.

Homestead Exemption deadline is April 1. Apply with the Property Appraisal Department. (912) 554-7093

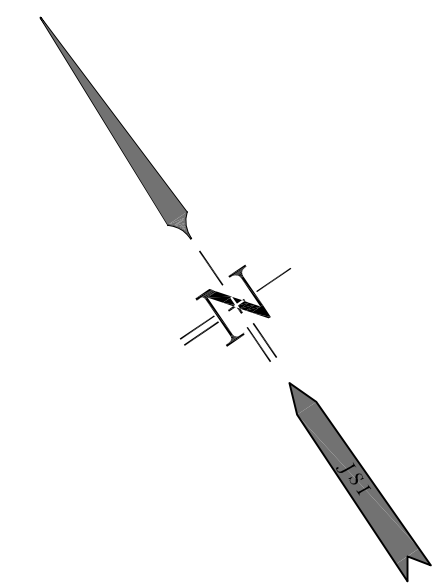
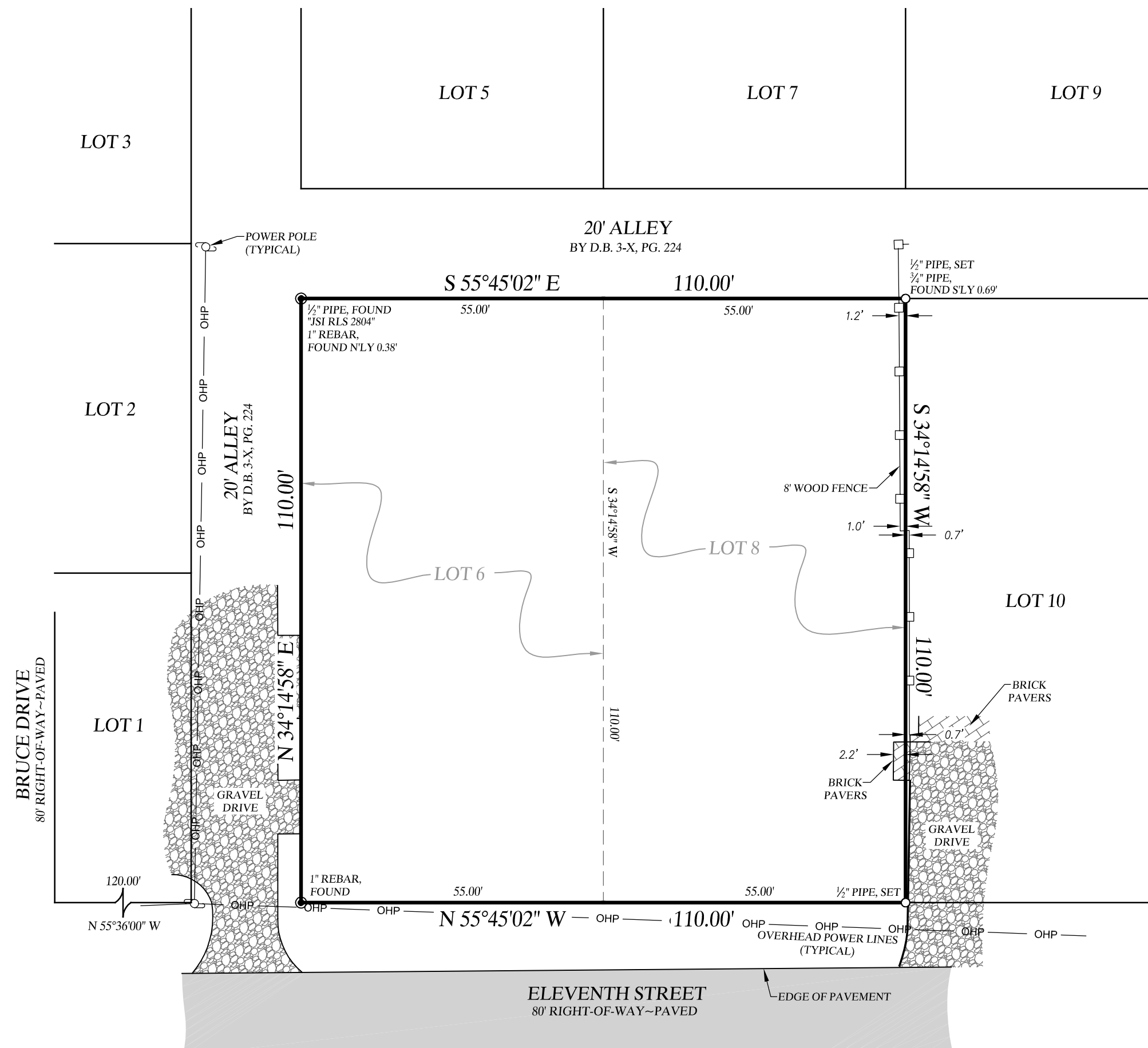
Parcel ID:	0403056
Current Due	\$11,398.37
Penalty	\$0.00
Interest	\$0.00
Other Fees	\$0.00
Previous Payments	-\$11,398.37
Delinquent Taxes	\$0.00
<b>TOTAL DUE</b>	<b>\$0.00</b>
Printed:	06/30/2026

MAP TO SHOW BOUNDARY SURVEY OF  
**LOTS 6 & 8, BLOCK 22, EAST BEACH,**  
**ST. SIMONS ISLAND, 25th G.M.D., GLYNN COUNTY, GEORGIA**

(ACCORDING TO DEED RECORDED IN D.B. 508, PG. 224  
 OF THE PUBLIC RECORDS OF SAID COUNTY)

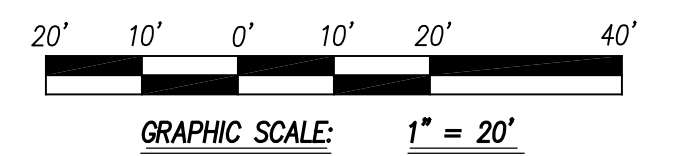
FOR: CAREW ROWELL

TOTAL AREA: 0.278 ACRES (12,100 SQ FT)



**CLOSURE STATEMENT:**

PROPERTY CORNERS SHOWN HEREON HAVE A POSITIONAL TOLERANCE OF 0.05 FEET  
 THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY.  
 EQUIPMENT USED FOR FIELD MEASUREMENTS:  
 ANGULAR & LINEAR: TRIMBLE S5 & TRIMBLE R780



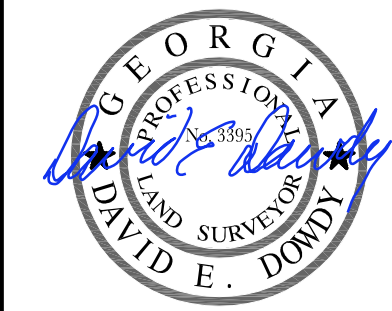
DATE OF PLAT: JULY 01, 2026  
 DATE OF FIELD SURVEY: JUNE 24, 2026

**NOTES:**

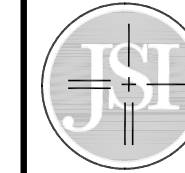
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH-NAD83 COORDINATE DATUM FOR THE GEORGIA EAST ZONE UTILIZING THE TRIMBLE VRS NETWORK.
- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- ACCORDING TO THE GLYNN COUNTY GIS THE SUBJECT PROPERTY IS ZONED R6 WITH THE FOLLOWING BUILDING SETBACK REQUIREMENTS PER THE GLYNN COUNTY ZONING ORDINANCE:  
 FRONT: 20 FEET.  
 SIDE: 7 FEET.  
 REAR: 7 FEET.
- THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "AE" (EL. 9) AS PER F.I.R. MAPS, FOR GLYNN COUNTY, GEORGIA, DATED: JANUARY 5, 2018, MAP No. 13127C0263H, COMMUNITY No. 130092, PANEL No. 263, SUFFIX No. H.
- THERE MAY EXIST RESTRICTIONS OR ENCUMBRANCES AFFECTING THE SUBJECT PROPERTY THAT ARE NOT KNOWN TO JACKSON SURVEYING, INC.

**SURVEYOR'S CERTIFICATION**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



DAVID E. DOWDY  
 GA. PROFESSIONAL SURVEYOR No. 3395



**JACKSON SURVEYING, INC.**  
 Surveyors and Land Planners  
 LSF001244

207 ROSE DRIVE  
 BRUNSWICK, GEORGIA 31520  
 email: info@brunswicksurveyor.com

Ofc. (912) 265-3856

DWN. BY: W.R.O.  
 DWG. NO.: C1245\_06-00-26

CKD. BY: D.E.D.

# Legal Description

Glynn County, GA  
Tax Parcel ID:  
04-03056

All of that certain lot, tract or parcel of land, lying and being in East Beach of Glynn County, Georgia, described and identified according to the map of the plan of the Subdivision of East Beach made by W. N. Gramling and W. T. McCormick, Civil Engineers, recorded in the public records of said County in Deed Book 3-R, commencing on Page 312 as amended by the map and plan of said Subdivision recorded in the office of the Clerk of the Superior Court of Glynn County, Georgia, in Deed Book 3-X, Page 409 as Lots Numbers Six (6) and Eight (8) in Block 22. Said Lots Numbers 6 and 8 in Block 22 of said Subdivision are each of the dimensions of 55 feet by 110 feet, and said lots lie adjacent and form one tract of land bounded as follows, to-wit:

Northerly for 110 feet by a 20-foot alley; Southerly for 110 feet by Eleventh Street; Westerly for 110 feet by a 20-foot alley; and Easterly for 110 feet by Lot No. 10 in said Block 22 of said Subdivision.

For More Information

Call



Carew Rowell  
912-506-8709

Rowell Auctions  
229-985-8388



We Turn  
**DIRT** to **GOLD**