

BLOCK 27 LOTS 13 THRU 16  
IN OR 911/1171  
SEAVIEW SUB PB 1/7

BILANCHONE VICTOR & LINDA  
182 WEST HAMPTON AVE  
SPARTENBURG, SC 29306

**2023**

00-00-31-1680-0027-0130

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 70	
Interior Floo	14	CARPET 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC		1039.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,166	100	1,166
DCK	264	10	26
			SUBAREA MARKET VALUE
			119,764
			2,670
TOTALS	1,430		1,192
			122,435

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,192	126.1050	113.81	135,662	2002	2002	0	0	0	9.75	90.25	
1 SINGLE FAM - 0% - 0													
Heated Area: 1166													
HX Base Yr													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			122,435
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			109,200
TOTAL MARKET VALUE			231,635
SOH/AGL Deduction			33,708
ASSESSED VALUE			197,927
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			197,927
TOTAL JUST VALUE			231,635
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			226,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B020546	NEW CONSTR	100,000	04/03/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0911/1171	12/15/1999	WD	Q	V		40,000
GRANTOR: BOHANNON SHIRLEY MAE						
GRANTEE: BILANCHONE VICTOR &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2002] 1166 \$ DCK=[YR=2002] 264 \$ .													

EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2799 SUWANEE AVE, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
TOTAL OB/XF 0																

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			100.00	80.00	100.00	FF		1.00	1.00	0.91	1,200.00	1,092.00	109,200							