PT OF SE1/4
IN OR 2645/1788

NEWREZ LLC/
C/O NEWREZ LLC D/B/A SHELL POI, 75 BEATTIE PLACE STE 300
GREENVILLE, SC 29601

2023

04-1S-23-0000-0007-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

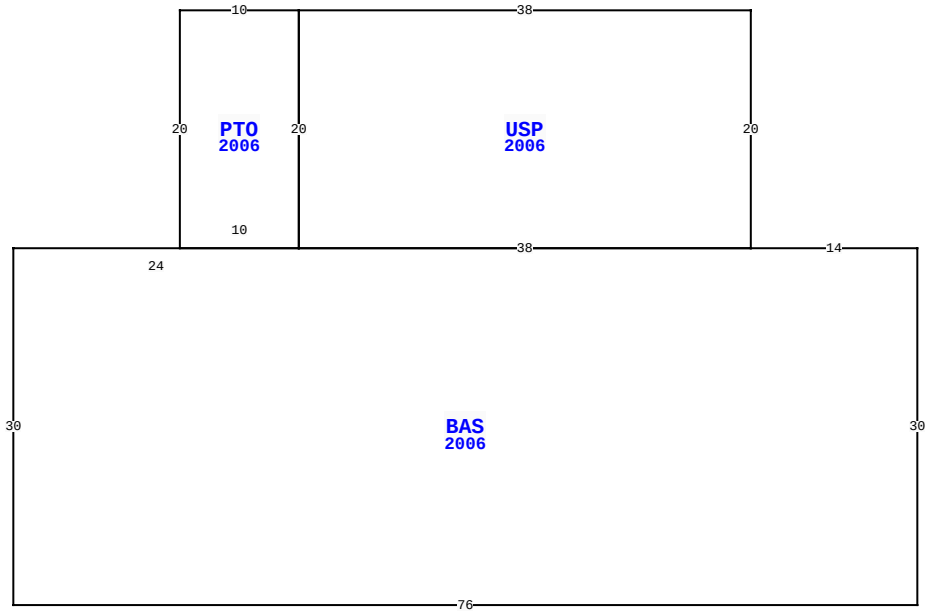
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	76,430
PTO	200	5	10	335
USP	760	50	380	12,739
TOTALS	3,240		2,670	89,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,670	85.9600	55.87	149,173	2006	2006	0	0	0	40.00	60.00

1 MH 94NO RP – 0% - 2020 Heated Area: 2280 HX Base Yr 2020



2181 KINARD RD, BRYCEVILLE

BLD DATE	02/22/2007	JH	LGL DATE	
XF DATE	02/23/2007	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		108,255
TOTAL MARKET OB/XF VALUE		11,258
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		179,513
SOH/AGL Deduction		47,039
ASSESSED VALUE		132,474
TOTAL EXEMPTION VALUE	HX HB	33,778
BASE TAXABLE VALUE		98,696
TOTAL JUST VALUE		179,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19226	ADDITION	7,600	12/01/2006
R09975	ADDITION	1,000	12/01/2006
B18369	ADDITION	12,672	08/01/2006
MH4769	MH MOVE-ON	0	04/01/2006
P10972	OTHER	0	04/01/2006
E16892	ELEC OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/1788	5/25/2023	CT	U	I	18	150,200
GRANTOR: CLERK OF COURT						
GRANTEE: NEWREZ LLC						
2256/0405	2/15/2019	WD	Q	I	02	135,000
GRANTOR: KERN DOROTHY HOWELL L						
GRANTEE: POLLARD ANTHONY H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14USP=[YR=2006] N20W38S20 E38$W38PTO=[YR=2006] N20W10S20E10$ W24S30E76N30$.

EXTRA FEATURES

LN	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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820	
2	0476	VF 6 SBPL	0	100	0	0	224.00	LF	32.00	32.00	100	2006	2006	3	72	5,161	
3	0472	VF 2 RAIL	0	100	0	0	376.00	LF	15.00	15.00	100	2006	2006	3	72	4,061	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 11,258

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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GREENVILLE, SC 29601

2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

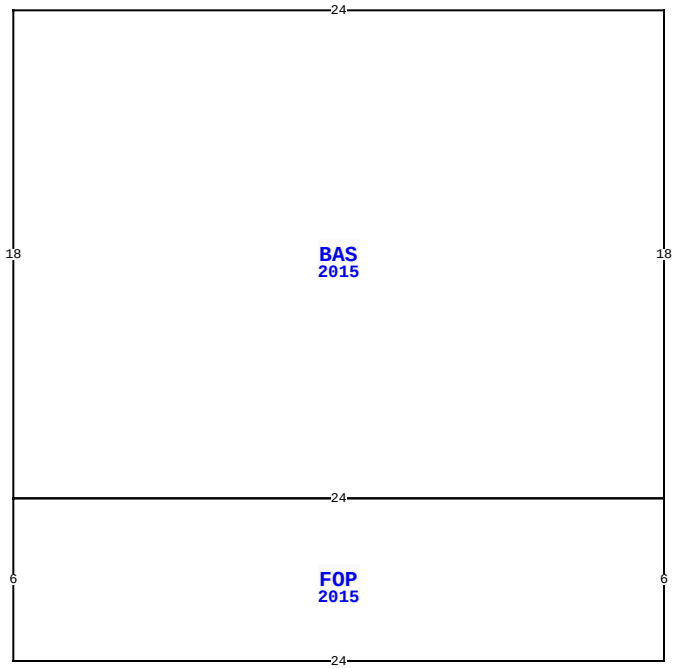
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100	432	17,053
FOP	144	30	43	1,698
TOTALS	576		475	18,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	FR	NORM	% COND
0100	01	475	93.0600	83.99	39,895	2015	2015	0	0	50	3.00	47.00

2 SINGLE FAM – 100% - 2020 Heated Area: 432 HX Base Yr 2020



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TOTAL JUST VALUE		179,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11164	MECH OTHER	0	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/1788	5/25/2023	CT	U	I	18	150,200
GRANTOR: CLERK OF COURT						
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2256/0405	2/15/2019	WD	Q	I	02	135,000
GRANTOR: KERN DOROTHY HOWELL L						
GRANTEE: POLLARD ANTHONY H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 S18 FOP=[YR=2015] S6 E24 N6 W24$ E24 N18$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS