PT OF E1/2 OF SW1/4 OF SE1/4
OF SEC 30-2N-25E IN OR 649/155
BEING PARCEL "A" (EX R/W'S IN

ARMSTRONG FRED LEROY/ARMSTRONG RUTH LYNDOL ET AL
5923 MAPLE STREET
HANAHAN, SC 29406

2023

30-2N-25-0000-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	82,300
TOTAL MARKET VALUE	2,201
SOH/AGL Deduction	0
ASSESSED VALUE	2,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,201
TOTAL JUST VALUE	82,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0649/0155	2/07/1992	PR	U	V	01	100

GRANTOR: JONES MAMIE J ESTATE

GRANTEE: ARMSTRONG RUTH LYND

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005500	A	TIMBER 2 SI	0			0.00	0.00	2.03	AC		1.00	1.00	1.00	550.00	550.00	1,116							
2	005902	A	HARDWOOD SI	0			0.00	0.00	6.20	AC		1.00	1.00	1.00	175.00	175.00	1,085							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	8.23	AC		1.00	1.00	1.00	10,000.00	10,000.00	82,300							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 8.23 Total Land Value: 2,201 Market: 82,300 Agricultural: 2,201 Common: 0 PRINTED 08/02/2023 BY SYS