TRACT 129
IN OR 2105/1681
NASSAU VILLAGE WEST PB 5/23

PHELPS EDDIE L
1131 RUSHING RD
BLYTHEWOOD, SC 29016

**2023**

**37-1N-25-299F-0129-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Quality | 03 | Quality Level 03 |

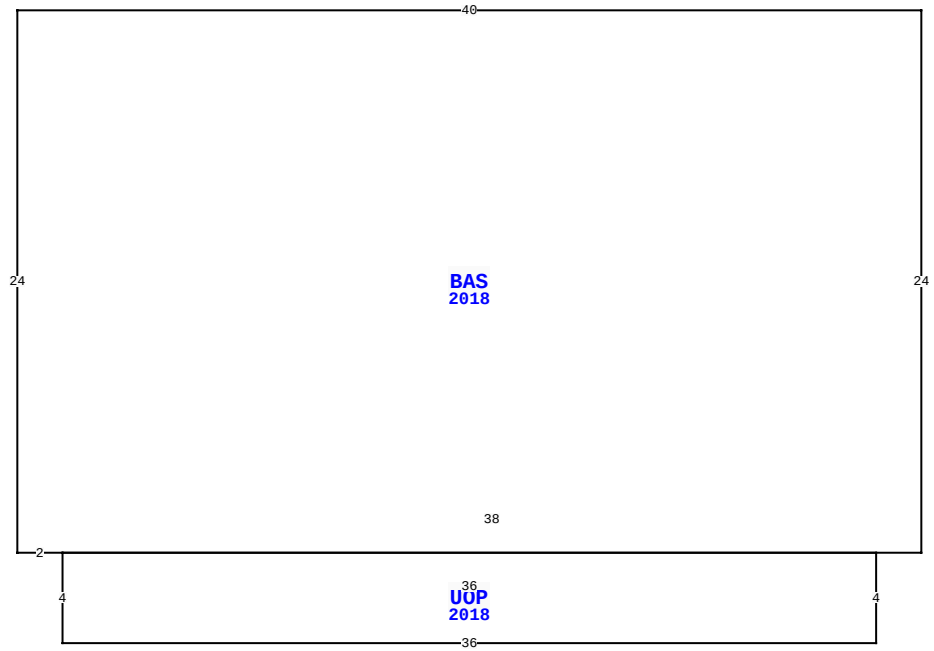
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 960 | 100 | 960 | 68,172 |
| UOP | 144 | 25 | 36 | 2,556 |
| TOTALS | 1,104 | | 996 | 70,728 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0832 | 02 | 996 | 115.0000 | 74.75 | 74,451 | 2018 | 2018 | 0 | 0 | 0 | 5.00 | 95.00 |

1 MH 94NO RP – 0% - 0 Heated Area: 960 HX Base Yr




54921 CHURCH RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 70,728 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 45,000 |
| TOTAL MARKET VALUE | 115,728 |
| SOH/AGL Deduction | 20,705 |
| ASSESSED VALUE | 95,023 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 95,023 |
| TOTAL JUST VALUE | 115,728 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 94,996 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1800060 | CO ISSUED | 0 | 04/13/2018 |
| 1800060 | MH MOVE-ON | 0 | 01/01/2018 |
| E22871 | NEW CONSTR | 0 | 08/01/2010 |
| B23893 | NEW CONSTR | 91,372 | 08/01/2010 |
| P14422 | NEW CONSTR | 0 | 08/01/2010 |
| MH982321 | MH MOVE-ON | 0 | 07/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2105/1681 | 3/03/2017 | WD | Q | I | 02 | 36,500 |
| GRANTOR: HOLDER VIRGINIA | | | | | | |
| GRANTEE: PHELPS EDDIE L | | | | | | |
| 2105/1680 | 3/09/2017 | MS | U | I | 11 | 100 |
| GRANTOR: HOLDER SCOTT & VIRGIN | | | | | | |
| GRANTEE: HOLDER VIRGINIA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W40 S24 E2 UOP=[YR=2018] S4 E36 N4 W36$ E38 N24$.

## 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 | 000102 | C | SFR/MH | 0 | | RM | 174.00 | 250.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 11/16/2018 BY KB Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS