

VENABLE STEWART M/VENABLE MICHAEL M
555 QUICKSILVER TRL
FORT MILL, SC 29708-6507

00-00-30-0605-0605-0000

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	16	WD FR STUC	100		0320	01	1,612	127.7958	121.41	195,713	1980	1980	0	0	21.50	78.50	VALUATION BY		STANDARD							
RooF Structur	03	GABLE/HIP	100		1 TOWNHOUSE - 0% - 2024										Heated Area: 1506				HX Base Yr				Tax Group: 8		Tax Dist:	
RooF Cover	03	COMP SHNGL	100												BUILDING MARKET VALUE		153,635									
Interior Wall	05	DRYWALL	100												TOTAL MARKET OB/XF VALUE		1,092									
Interior Floo	14	CARPET	70												TOTAL LAND VALUE - MARKET		675,000									
Interior Floo	15	HARDTILE	30												TOTAL MARKET VALUE		829,727									
Air Condition	03	CENTRAL	100												SOH/AGL Deduction		0									
Heating Type	04	AIR DUCTED	100												ASSESSED VALUE		829,727									
Bedrooms		3 100													TOTAL EXEMPTION VALUE		0									
Bathrooms		2 100													BASE TAXABLE VALUE		829,727									
Frame	02	WOOD FRAME	100												TOTAL JUST VALUE		829,727									
Stories	3.	3. 100													NCON VALUE		0									
Units	0	100			INCOME VALUE																					
BUD8 Adjustme	05	DIST 1A	100		PREVIOUS YEAR MKT VALUE		655,763																			
Occupancy	00	NONE	100																							
Quality		05	Quality Level 05																							
DOR CODE		0100	SINGLE FAMILY																							
MAP NUM			MKT AREA		03																					
NEIGHBORHOOD/LOC		3003.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAL	112	15	17	1,620																						
BAS	576	100	576	54,897																						
FBM	48	80	38	3,622																						
FCP	240	25	60	5,719																						
FOP	64	30	19	1,811																						
FUS	288	100	288	27,448																						
FUS	604	100	604	57,566																						
UBM	48	20	10	953																						
TOTALS		1,980	1,612	153,635																						
EXTRA FEATURES					95160 SANDPIPER LOOP, FERNANDINA BEACH																					
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										
1	0810	CONCRETE A	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	32.5	761											
2	1241	WD DECK G	0	0	16	9	UT	11.50	11.50	100	1980	1980	3	20	331											