

LOT 84 (EX PT IN OR 2582/1387)
& PT SEC 20-3N-29E
IN OR 1708/789

HUGHES SCOTT & FRANCES
122 SUN DROP CT
SUNSET, SC 29685

2024

00-00-31-1460-0084-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

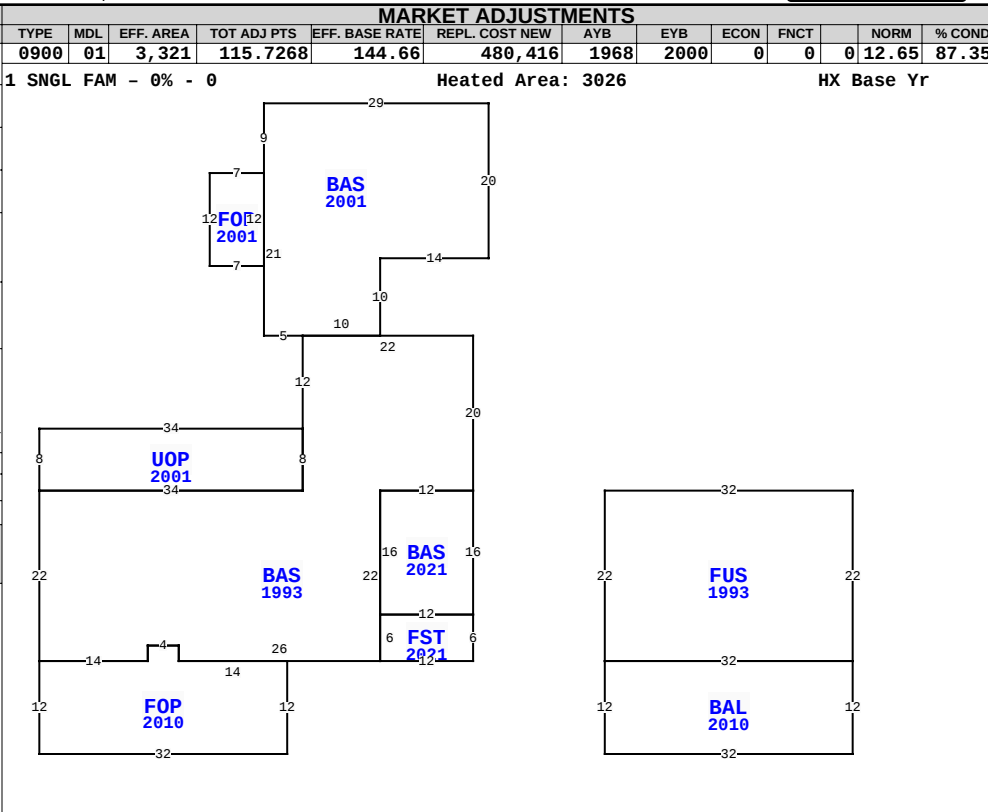
MAP NUM	MKT AREA	01
NEIGHBORHOOD/LOC 1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	384	15	58	7,329
BAS	1,400	100	1,400	176,905
BAS	730	100	730	92,243
BAS	192	100	192	24,261
FOP	84	30	25	3,159
FOP	392	30	118	14,911
FST	72	55	40	5,054
FUS	704	100	704	88,958
UOP	272	20	54	6,824
TOTALS	4,230		3,321	419,643

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT

L N	OB/XF CODE	DESCRIPTION	BLD CAP	UT
1	0810	CONCRETE A	0	0
2	0810	CONCRETE A	0	0
3	1076	TRELLIS A	0	0
4	0825	BRICK	0	0
5	0858	SCULP CONC	0	0
6	0810	CONCRETE A	0	0
7	0962	SKYLIGHT	0	0
8	0861	POOL GUNIT	0	0
9	0845	KOOL DECK	0	0
10	0810	CONCRETE A	0	0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000100	C	SFR	0



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024
INC DATE		AG DATE	MLU

ADJ R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	6.50	100	1989	1989	3	57	4,835	
6.50	6.50	100	1996	1996	3	72	8,274	
7.50	7.50	100	2001	2001	3	27	964	
12.50	12.50	100	2001	2001	3	94	1,481	
13.00	13.00	100	2001	2001	3	94	2,444	
6.50	6.50	100	1998	1998	3	75	439	
250.00	250.00	100	2001	2001	3	80	400	
170.00	170.00	100	2005	2005	3	40	24,616	
14.50	14.50	100	2005	2005	3	86	11,036	
6.50	6.50	100	2005	2005	3	86	1,711	

TOTAL OB/XF				
56,200				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	419,643		
TOTAL MARKET OB/XF VALUE	82,888		
TOTAL LAND VALUE - MARKET	454,400		
TOTAL MARKET VALUE	956,931		
SOH/AGL Deduction	22,096		
ASSESSED VALUE	934,835		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	934,835		
TOTAL JUST VALUE	956,931		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	914,131		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200234	REMODEL	90,000	04/27/2020
20161332	336 STRG	14,995	05/11/2016
20110266	ELEC OTHER	400	02/25/2011
20061330	REPAIR/RRF	2,200	06/13/2006
20033358	SWIM POOL	23,000	06/26/2003
20033235	ELEC OTHER	1,000	06/12/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1708/0789	10/27/2010	WD	Q	I	02
GRANTOR: SWINSON JOHN T & STAC					
GRANTEE: HUGHES SCOTT & FRAN					
1208/0001	2/12/2004	QC	U	I	01
GRANTOR: SWINSON JOHN T & STAC					
GRANTEE: SWINSON STACIA S &					

BUILDING NOTES				
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BUILDING DIMENSIONS				
BAS=[YR=2001]	W29	S9	FOP=[YR=2001]	W7
BAS=[YR=1993]	S12	UOP=[YR=2001]	W34	S8
FOP=[YR=2010]	S12	E32	N12	W14
E26	FST=[YR=2021]	E12	N6	BAS=[YR=2021]
S6\$	N22	E12	N20	W22
FUS=[YR=1993]	E32	S22	BAL=[YR=2010]	S12
\$N50	W15\$			

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REVIEW DATE 11/08/2021 BY RK Total Acres: 0.00 Total Land Value: 454,400 Market: 0 Agricultural: 0 Common: 454,400 PRINTED 08/06/2024 BY SYS