

MCMANUS JOSEPH W
703 ATLANTIC ST
MOUNT PLEASANT, SC 29464

2024

00-00-31-1600-0228-0020

[illegible]

MCMANUS JOSEPH W
703 ATLANTIC ST
MOUNT PLEASANT, SC 29464

00-00-31-1600-0228-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																																																																																																																											
ELEMENT	CD	07	03	05	13	03	04	00	00	0100	01	563	122.2100	116.10	65,364	1948	2010	0	0	0	9.75	90.25	STANDARD																																																																																																																																								
Exterior Wall	07	ASB SHNGLE 100	03	GABLE/HIP 100	05	COMP SHNGL 100	13	LVT/LAMNT 100	03	CENTRAL 100	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																										
Roof Structur	03	GABLE/HIP 100	05	COMP SHNGL 100	13	LVT/LAMNT 100	03	CENTRAL 100	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																												
Roof Cover	05	COMP SHNGL 100	13	LVT/LAMNT 100	03	CENTRAL 100	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																														
Interior Wall	03	ASB SHNGLE 100	05	COMP SHNGL 100	13	LVT/LAMNT 100	03	CENTRAL 100	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																												
Interior Floo	13	LVT/LAMNT 100	03	CENTRAL 100	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																
Air Condition	03	CENTRAL 100	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																		
Heating Type	04	AIR DUCTED 100	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																				
Bedrooms	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																						
Bathrooms	00	1 100	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																						
Frame	02	WOOD FRAME 100	1.	1. 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																						
Stories	1.	1. 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																								
Units	00	0 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																								
Occupancy	00	NONE 100	2 SINGLE FAM - 0% - 0										Heated Area: 464										HX Base Yr																																																																																																																																								
Quality										05	Quality Level 05										BAS 2019																																																																																																																																										
DOR CODE										0100	SINGLE FAMILY										UGR 1993																																																																																																																																										
MAP NUM										MKT AREA										01																																																																																																																																											
NEIGHBORHOOD/LOC										1008.00										SFB 2019																																																																																																																																											
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE										TOT ADJ AREA										SUBAREA MARKET VALUE																																																																																																																							
BAS										320										100										320										33,530																																																																																																																							
SFB										180										80										144										15,088																																																																																																																							
UGR										220										45										99										10,373																																																																																																																							
TOTALS										720										563										58,991																																																																																																																																	
EXTRA FEATURES										1804 BEECH ST, FERNANDINA BEACH										BLD DATE										LGL DATE																																																																																																																																	
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									
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									
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									
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									
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									
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									
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									
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									
L N										OB/XF CODE										DESCRIPTION										BLD CAP										L W																																																																																																																							