

LOT 10  
EX MINERAL RIGHTS PT 1826/1193  
PRESERVE AT SUMMER BEACH #2

DAVIS WILLIAM C JR & CAROLYN R  
5601 SOUTHSTONE DR  
GREENSBORO, SC 27406

2024

00-SB-30-1674-0010-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 2. | 2. 100         |
| Units                    |    | 0 100          |

|          |      |                  |
|----------|------|------------------|
| Quality  | 04   | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 03 |
|---------|--|----------|----|

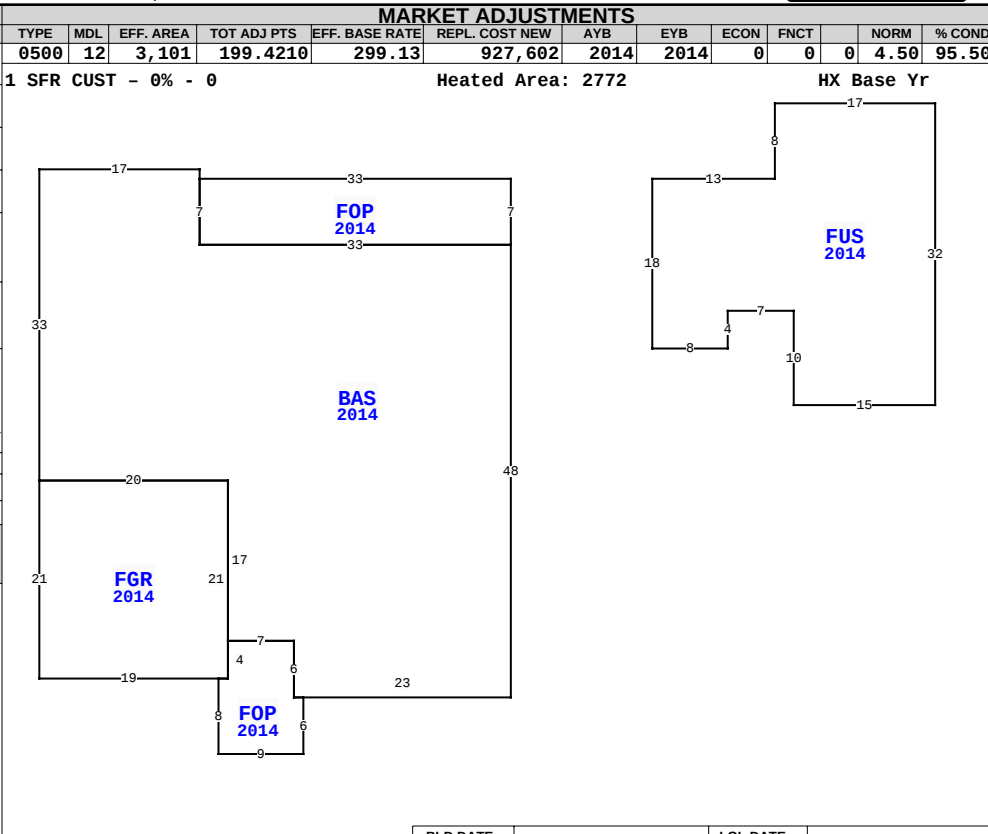
|                  |         |
|------------------|---------|
| NEIGHBORHOOD/LOC | 3021.00 |
|------------------|---------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 2,034            | 100         | 2,034        | 581,051              |
| FGR       | 420              | 55          | 231          | 65,990               |
| FOP       | 98               | 30          | 29           | 8,285                |
| FOP       | 231              | 30          | 69           | 19,711               |
| FUS       | 738              | 100         | 738          | 210,824              |

|        |       |  |       |         |
|--------|-------|--|-------|---------|
| TOTALS | 3,521 |  | 3,101 | 885,860 |
|--------|-------|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |          |    |          |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1              | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 1,105.00 | SF | 7.00     |
| 3              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 36.00    | SF | 7.00     |
| 4              | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 496.00   | SF | 85.00    |
| 5              | 0911       | SCRN RM A   | 0   | 0   | 0 | 0 | 1,152.00 | SF | 17.50    |
| 6              | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 656.00   | SF | 10.00    |
| 7              | 0871       | POOL HTR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |



| TOTAL OB/XF |            |             |     |     |   |   |          |    |          |
|-------------|------------|-------------|-----|-----|---|---|----------|----|----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R    |
| 1           | 0504       | FP-ELECTRI  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |
| 2           | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 1,105.00 | SF | 7.00     |
| 3           | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 36.00    | SF | 7.00     |
| 4           | 0861       | POOL GUNIT  | 0   | 0   | 0 | 0 | 496.00   | SF | 85.00    |
| 5           | 0911       | SCRN RM A   | 0   | 0   | 0 | 0 | 1,152.00 | SF | 17.50    |
| 6           | 0855       | CONC PAVER  | 0   | 0   | 0 | 0 | 656.00   | SF | 10.00    |
| 7           | 0871       | POOL HTR R  | 0   | 0   | 0 | 0 | 1.00     | UT | 2,000.00 |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 000100   | C   | SFR                  | 0   |     | PUD      | 0.00  | 0.00  | 1.00        |

| NASSAU COUNTY PROPERTY    |  |  |  |  |           |  |  |  |  |
|---------------------------|--|--|--|--|-----------|--|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |
| Tax Group: 8              |  |  |  |  | Tax Dist: |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  | 885,860   |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 64,136    |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 300,000   |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  | 1,249,996 |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  | 284,563   |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  | 965,433   |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  | 965,433   |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  | 1,249,996 |  |  |  |  |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |
| INCOME VALUE              |  |  |  |  | 0         |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 877,666   |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1530952   | SWIM POOL   | 20,000  | 08/01/2015 |
| B1327823   | CO ISSUED   | 0       | 05/06/2015 |
| B1327823   | NEW CONSTR  | 341,784 | 10/01/2013 |

| SALES DATA                     |           |              |        |        |           |               |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 2472/0996                      | 6/22/2021 | WD           | Q      | I      | 01        | 950,000       |
| GRANTOR: BRAZNELL SUZANNE & LE |           |              |        |        |           |               |
| GRANTEE: DAVIS WILLIAM C JR    |           |              |        |        |           |               |
| 2248/1599                      | 1/14/2019 | WD           | Q      | I      | 01        | 684,000       |
| GRANTOR: FRYDRYK WILLIAM A & T |           |              |        |        |           |               |
| GRANTEE: ARRINGTON LEE & BRA   |           |              |        |        |           |               |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2014] W33 BAS=[YR=2014] N1 W17 S33 FGR=[YR=2014] S21 E19 FOP=[YR=2014] S8 E9 N6 W1 N6 W7 S4 W1\$ E1 N21 W20\$ E20 S17 E7 S6 E23 N48 W33 N7\$ S7 E33 N7\$ PTR=E15FUS=[YR=2014] E13 N8 E17 S32 W15 N10 W7 S4 W8 N18\$ W 15\$. |  |  |  |  |  |  |  |  |  |