LOT 333
RIVER GLEN PH 3 OR 2573/1965

LADD TRACI AURELIA/AUSTIN JERARD CLARENCE
4016 PINOT WAY
FORT MILL, SC 29707

2024

13-2N-26-1832-0333-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

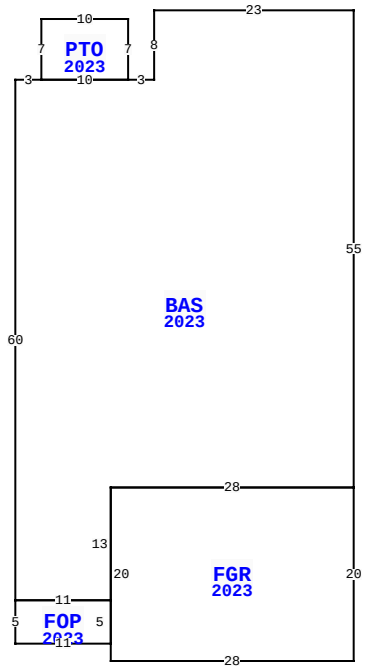
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2,160	210,773
FGR	560	55	308	30,055
FOP	55	30	16	1,561
PTO	70	5	4	390
TOTALS	2,845		2,488	242,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,488	102.7200	97.58	242,779	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2160 HX Base Yr



75519 BRIDGEWATER DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/12/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,779
TOTAL MARKET OB/XF VALUE	3,411
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	301,190
SOH/AGL Deduction	0
ASSESSED VALUE	301,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	301,190
TOTAL JUST VALUE	301,190
NCON VALUE	246,190
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22-15387	CO		06/20/2023
B2215387	NEW CONSTR	397,723	10/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2650/1001	6/23/2023	SW	Q	I	01	338,100

GRANTOR: D R HORTON INC-JACKSO

GRANTEE: LADD TRACI AURELIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-221,20] W23 S8 W3 W10 W3 S60 E11 N13 E28 N55 $
FGR=[YR=2023;ORIG=-221,75] W28 S20 E28 N20 $
PTO=[YR=2023;ORIG=-247,21] W10 S7 E10 N7 $
FOP=[YR=2023;ORIG=-249,88] W11 S5 E11 N5 $
.

EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	656.00	SF	5.20	5.20	100	2024	2023		100	3,411	

LAND DESCRIPTION

TOTAL OB/XF 3,411

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/29/2023 BY KW Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS