

LOT 93
IN OR 2129/1344
HARBOR CONCOURSE PHASE 1

BOTSOE RENE K
296 TORSLANDA LN
SUMMERVILLE, SC 29486

2024

29-2N-28-0115-0093-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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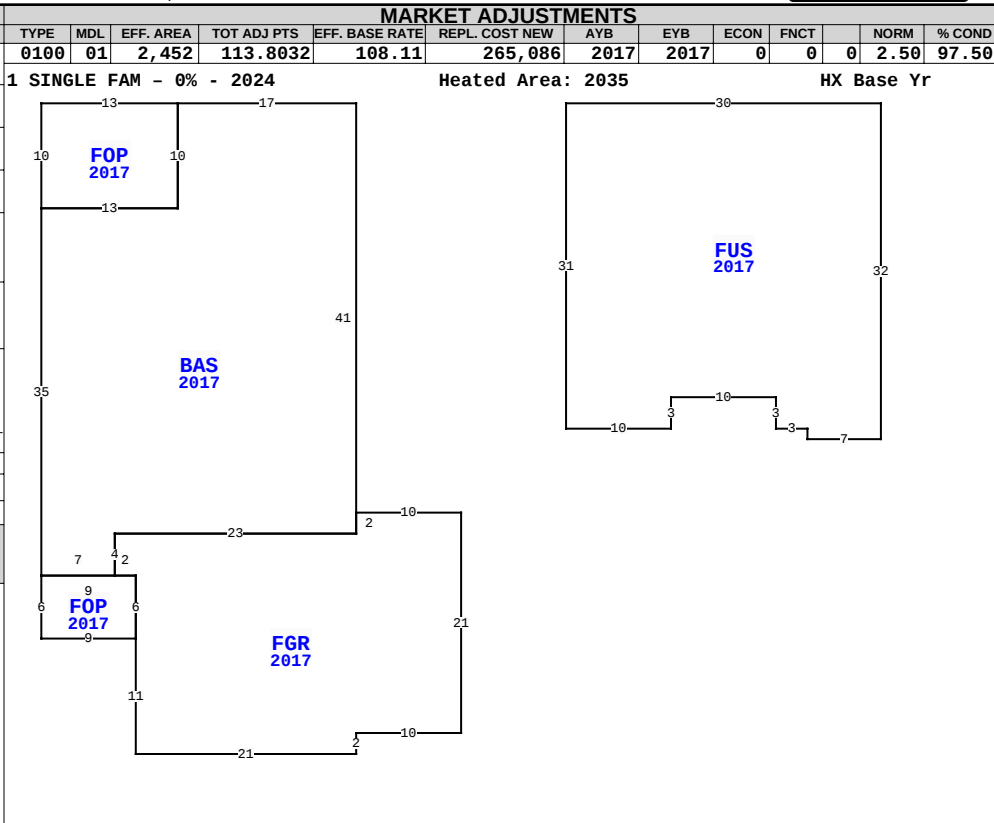
NEIGHBORHOOD/LOC	4145.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1,128	118,899
FGR	659	55	362	38,158
FOP	54	30	16	1,687
FOP	130	30	39	4,111
FUS	907	100	907	95,605

TOTALS	2,878		2,452	258,459
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	19	3		57.00	SF 6.50	100	2017
2	0811	CONCRETE B	0	0	0	0		710.00	SF 5.20	100	2017
3	0855	CONC PAVER	0	0	0	0		450.00	SF 10.00	100	2020
4	0462	ST/AL FNC	0	0	100	0		400.00	SF 10.00	100	2020
5	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



BLD DATE	03/30/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
12,703											

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12,703											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
258,459											
TOTAL MARKET OB/XF VALUE											
12,703											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
346,162											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
346,162											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
346,162											
TOTAL JUST VALUE											
346,162											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
334,597											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2112483	SOLAR PANELS	33,626	09/16/2021
C1632952	CO ISSUED	0	06/26/2017
B1632952	NEW CONSTR	253,413	08/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2129/1344	6/26/2017	WD	Q	I	01	252,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BOTSOE RENE K							
2062/1494	7/28/2016	WD	Q	V	05	500,000	
GRANTOR: NASSAU CONCOURSE LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W17 FOP=[YR=2017] W13 S10 E13 N10\$ S10 W13 S35 FOP=[YR=2017] S6 E9 FGR=[YR=2017] S11 E21 N2 E10 N21 W10 S2 W23 S4 E2 S6\$ N6 W9 \$ E7 N4 E23 N41\$ PTR= E20 FUS=[YR=2017] E30 S32 W7 N1 W3 N3 W10 S3 W10 N31\$ W20\$.											