

JONES EUGENE W LIVING TRUST/JONES EUGENE W TRUSTEE
138 SAPPHIRE POINT
ANDERSON, SC 29626

2025



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

12 CEDAR 70

Exterior Wall

05 AVERAGE 30

Roof Structur

03 GABLE/HIP 100

Roof Cover

03 COMP SHNGL 100

Interior Wall

05 DRYWALL 100

Interior Floo

14 CARPET 80

Interior Floo

08 SHT VINYL 20

Air Condition

03 CENTRAL 100

Heating Type

04 AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2.5 100

Frame Stories Units

02 WOOD FRAME 100
2. 2. 100
0 100

Occupancy

00 NONE 100

Quality

03 Quality Level 03

DOR CODE

0100 SINGLE FAMILY

MAP NUM

MKT AREA

01

NEIGHBORHOOD/LOC

1029.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,097

100

1993

1,097

102,614

FGR

378

55

1993

208

19,457

FOP

9

30

1993

3

281

FOP

48

30

1993

14

1,310

FUS

504

100

1993

504

47,145

PTO

48

5

2013

2

187

TOTALS

2,084

1,828

170,994

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

914.00

SF

5.20

5.20

100

1990

1990

3

57

2,709

2

0500

FP-PRE FAB

0

0

0

0

1.00

UT

3,500.00

3,500.00

100

1990

1990

3

66

2,310

LAND DESCRIPTION

TOTAL OB/XF

5,019

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000100

C

RES

0

00006

R-1

0.00

0.00

1.00

UT

1.00

1.00

1.00

150,000.00

150,000.00

150,000

MARKET ADJUSTMENTS

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0320

01

1,828

112.2000

112.20

205,102

1990

1990

0

0

16.63

83.37

HEATED AREA: 1601

HX Base Yr

VALUATION BY

Tax Group: 2

Tax Dist:

BUILDING MARKET VALUE

170,994

TOTAL MARKET OB/XF VALUE

5,019

TOTAL LAND VALUE - MARKET

150,000

TOTAL MARKET VALUE

326,013

SOH/AGL Deduction

3,801

ASSESSED VALUE

322,212

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

322,212

TOTAL JUST VALUE

326,013

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

318,490

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2570/1075

6/01/2022

WD

U

I

11

100

GRANTOR: JONES EUGENE W

GRANTEE: JONES EUGENE W LIVI

0618/0810

2/05/1991

WD

Q

I

76,500

GRANTOR: TREVETT HOMES INC

GRANTEE: JONES EUGENE W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PT0=[YR=2013] N4 W12 S4 FOP=[YR=1993] S4 E12 N4 W12 \$ E12 \$ S4 W12 S25 FOP=[YR=1993] S6 U3 R3 U3 L3 \$ D3 R3 D3 L3 S4 D3 R3 E5 FGR=[YR=1993] S18 E20 N18 W7 N3 W6 S3 W7\$ E7 N3 E6 S3 E7 N42\$ PTR=E15 FUS=[YR=1993] E21 S24 W21 N24\$ W15\$.

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 150,000

Market: 0

Agricultural: 0

Common: 150,000

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