

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

2025

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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	03
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NEIGHBORHOOD/LOC	3021.00
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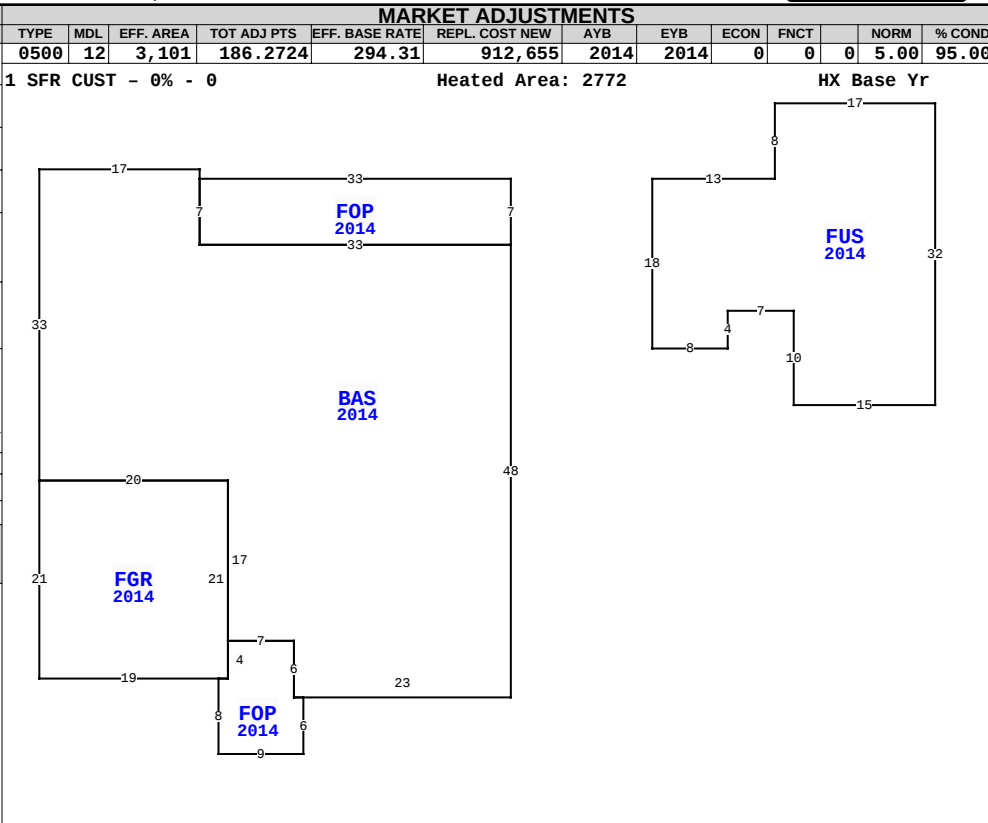
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2014	2,034	568,696
FGR	420	55	2014	231	64,587
FOP	98	30	2014	29	8,108
FOP	231	30	2014	69	19,292
FUS	738	100	2014	738	206,341

TOTALS	3,521			3,101	867,022
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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	RES	0		PUD	0.00	0.00	1.00

REVIEW DATE	01/14/2021	BY	KBA
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TOTAL OB/XF									
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 8	Tax Dist:								
BUILDING MARKET VALUE	867,022								
TOTAL MARKET OB/XF VALUE	61,684								
TOTAL LAND VALUE - MARKET	300,000								
TOTAL MARKET VALUE	1,228,706								
SOH/AGL Deduction	166,730								
ASSESSED VALUE	1,061,976								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	1,061,976								
TOTAL JUST VALUE	1,228,706								
NCON VALUE	0								
INCOME VALUE	0								
PREVIOUS YEAR MKT VALUE	1,249,996								

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 Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE 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									
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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\$.									