

PT OF E1/2 OF SW1/4 OF SE1/4
OF SEC 30-2N-25E IN OR 649/155
BEING PARCEL "B"

ARMSTRONG FRED LEROY/ARMSTRONG RUTH LYNDOL ET AL
5923 MAPLE STREET
HANAHAN, SC 29406

2025

30-2N-25-0000-0035-0020



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																		
																VALUATION BY										STANDARD										
																Tax Group: 1					Tax Dist:															
																BUILDING MARKET VALUE										0										
																TOTAL MARKET OB/XF VALUE										0										
																TOTAL LAND VALUE - MARKET										70,350										
																TOTAL MARKET VALUE										582										
																SOH/AGL Deduction										0										
																ASSESSED VALUE										582										
																TOTAL EXEMPTION VALUE										0										
																BASE TAXABLE VALUE										582										
DOR CODE						5900				TIMBERLAND UNCLASS																										
MAP NUM										MKT AREA				07																						
NEIGHBORHOOD/LOC						7001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																															
TOTALS																																				
EXTRA FEATURES						US HWY 301, CALLAHAN																														
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																				
LAND DESCRIPTION																	TOTAL OB/XF										0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	005600	A	TIMBER 3 N S	0		RL	0.00	0.00	1.00	AC		1.00	1.00	1.00	390.00	390.00	390																			
2	005902	A	HARDWOOD SI	0		RL	0.00	0.00	1.01	AC		1.00	1.00	1.00	190.00	190.00	192																			
3	009910	M	MARKET VALUE	0		RL	0.00	0.00	2.01	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,350																			
REVIEW DATE 04/30/2024 BY KBA																	Total Acres: 2.01										Total Land Value: 582									
																	Market: 70,350										Agricultural: 582									
																	Common: 0										PRINTED 07/30/2025 BY SYS									