

CLNG HOMES LLC
3427 W MONTAGUE AVE SUITE 6
NORTH CHARLESTON, SC 29418

2025

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

3108

HARDIE BRD 100
IRREGULAR 100

Roof Cover
Interior Wall

0305

COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1314

LVT/LAMNT 50
CARPET 50

Air Condition
Heating Type

0304

CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

4 100
2.5 100
WOOD FRAME 100

Stories
Units

1.

1. 100
0 100

Quality

01

Quality Level 01

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4045.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,157

100

2025

1,157

142,126

FGR

483

55

2025

266

32,675

FOP

156

30

2025

47

5,773

FUS

1,390

100

2025

1,390

170,748

PTO

120

5

2025

6

737

STR

40

10

2025

4

491

TOTALS

3,346

2,870

352,551

EXTRA FEATURES

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

10812

CONCRETE C

00

00

00

00

1,044.00

SF

4.00

4.00

100

2025

2024

100

4,176

LAND DESCRIPTION

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

10000100

C

RES

0

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

65,000.00

65,000.00

65,000

REVIEW DATE

12/17/2024

BY

KWA

Total Acres: 0.00

Total Land Value: 65,000

Market: 0

Agricultural: 0

Common: 65,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,870

93.0600

122.84

352,551

2024

2024

0

0

0.00

100.00

1 SNGL FAM - 0% - 2025

Heated Area: 2547

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

86184 MEADOWRIDGE CT, YULEE

VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

352,551

4,176

65,000

421,727

0

421,727

0

421,727

421,727

356,727

65,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2653/732

6/13/2023

WD Q

V

01

75,000

GRANTOR: NEWCOMER JOHN P & LYN

GRANTEE: CLNG HOMES LLC

1443/1859

9/12/2006

WD U V

48,300

GRANTOR: MATTAMY (JACKSONVILLE

GRANTEE: NEWCOMER JOHN P & L

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2025;ORIG=90,0] W60 S29 E16 N2 N8 E4 N4 E10 S4 S3 W4 S5 S8 E13 N20 E6 S2 E9 N2 E6 N15 \$
BAS=[YR=2025;ORIG=-40,0] E10 E12 E17 S23 S12 W13 N2 N6 W26 N27 \$
FGR=[YR=2025;ORIG=20,0] W21 S23 E21 N23 \$
FOP=[YR=2025;ORIG=-14,27] W26 S6 E26 N6 \$
STR=[YR=2025;ORIG=50,15] E10 S4 W10 N4 \$
PTO=[YR=2025;ORIG=-30,-10] E12 S10 W12 N10 \$
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