

**MCMANUS JOSEPH W**  
703 ATLANTIC ST  
MOUNT PLEASANT, SC 29464

**00-00-31-1600-0228-0020**

[illegible]

E 136.5 FT OF W 166.5 FT OF  
S 79 FT OF OUT LOT 228  
IN OR 2294/1813

MCMANUS JOSEPH W  
703 ATLANTIC ST  
MOUNT PLEASANT, SC 29464

2026

00-00-31-1600-0228-0020



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 07               | ASB SHNGLE 100   |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floo            | 13               | LVT/LAMNT 100    |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 1 100            |      |              |                      |
| Bathrooms                |                  | 1 100            |      |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |      |              |                      |
| Stories                  | 1.               | 1. 100           |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
| Occupancy                | 00               | NONE 100         |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 05               | Quality Level 05 |      |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY    |      |              |                      |
| MAP NUM                  |                  | MKT AREA         |      |              | 01                   |
| NEIGHBORHOOD/LOC         | 1008.00          |                  |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 320              | 100              | 2019 | 320          | 36,443               |
| SFB                      | 180              | 80               | 2019 | 144          | 16,399               |
| UGR                      | 220              | 45               | 1993 | 99           | 11,275               |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 720              |                  |      | 563          | 64,117               |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                    |     |           |             |                |                |      |          |      |      |       |        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|----------|------|------|-------|--------|
| TYPE                                                                                                                                                                                                                                                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB      | ECON | FNCT | NORM  | % COND |
| 0100                                                                                                                                                                                                                                                  | 01  | 563       | 122.2100    | 128.32         | 72,244         | 1948 | 2010     | 0    | 0    | 11.25 | 88.75  |
| 2 SINGLE FAM 0% - 0 Heated Area: 464 HX Base Yr                                                                                                                                                                                                       |     |           |             |                |                |      |          |      |      |       |        |
| <div><div><div>20</div><div>16</div><div>20</div><div>16</div><div>20</div><div>11</div><div>9</div><div>20</div><div>11</div><div>9</div><div>20</div><div>20</div></div><div>BAS<br/>2019</div><div>UGR<br/>1993</div><div>SFB<br/>2019</div></div> |     |           |             |                |                |      |          |      |      |       |        |
| BLD DATE                                                                                                                                                                                                                                              |     |           |             |                |                |      | LGL DATE |      |      |       |        |