LOT 14
EX R/W PT OR 974/708
THE PINES #2 PB 5/128-129

BROWN WADE
2302 HUMMINGBIRD LN
SUMMERVILLE, SC 29483

2026

33-1N-24-2051-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

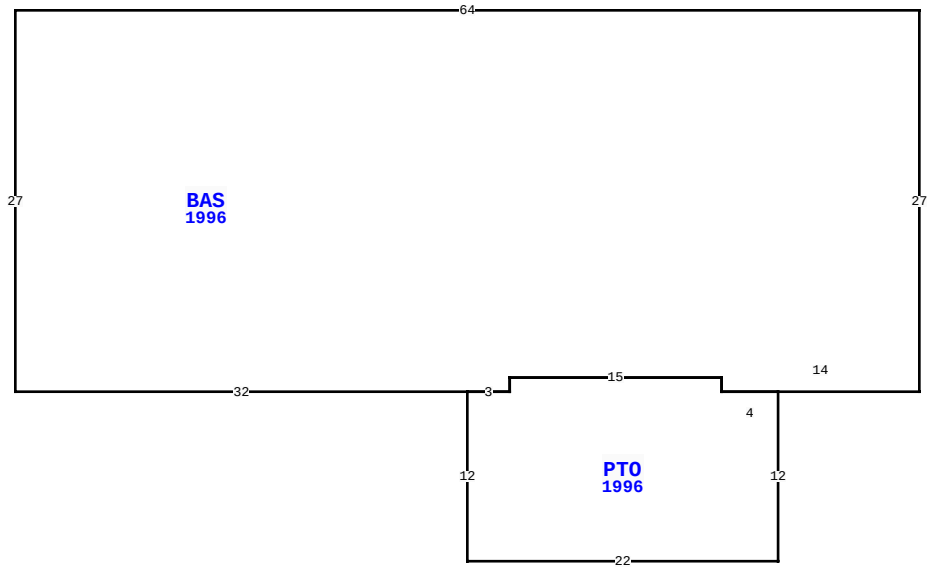
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1996	1,713	73,354
PTO	279	5	1996	14	599
TOTALS	1,992			1,727	73,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,727	158.6000	142.74	246,512	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ 0% - 2026 Heated Area: 1713 HX Base Yr



12579 US HWY 301, BRYCEVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	112,459
TOTAL MARKET OB/XF VALUE	2,660
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	176,319
SOH/AGL Deduction	0
ASSESSED VALUE	176,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,319
TOTAL JUST VALUE	176,319
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2840/944	12/31/2025	WD	Q	I	05	280,000
GRANTOR: CARAGAN PROPERTIES LL						
GRANTEE: BROWN WADE						
2344/0830	2/03/2020	WD	U	I	11	100
GRANTOR: MOODY KEISHA R & MIHC						
GRANTEE: CARAGAN PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W64 S27 E32 PTO=[YR=1996] S12 E22 N12 W4 N1 W15 S1 W3$ E3 N1 E15 S1 E14 N27$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 2,660

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0004	OR	0.00	0.00	1.53	AC		1.00	1.00	1.00	40,000.00	40,000.00	61,200							

REVIEW DATE 04/22/2026 BY WWA Total Acres: 1.53 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 07/09/2026 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

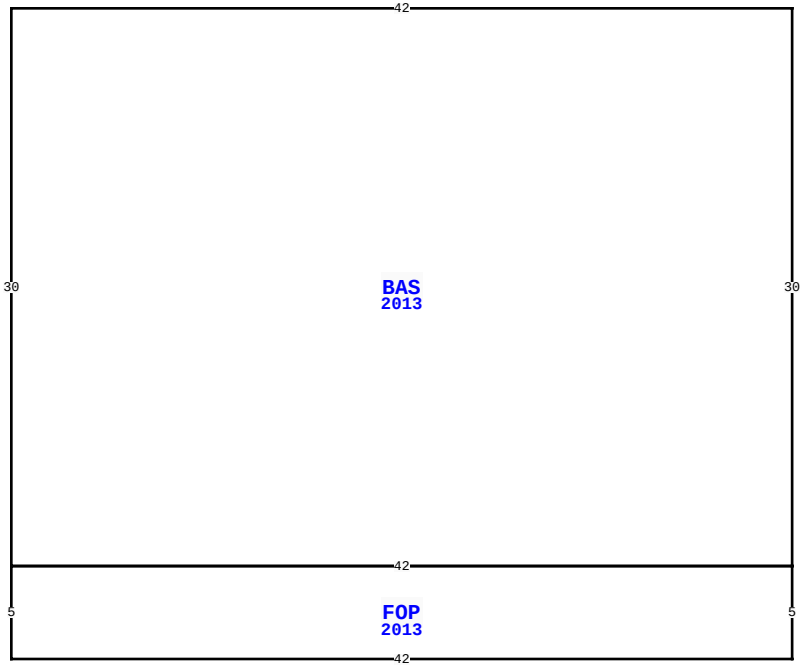
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2013	1,260	36,671
FOP	210	30	2013	63	1,834
TOTALS	1,470			1,323	38,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,323	93.2880	36.38	48,131	2010	2010	0	0	0	20.00	80.00

2 GARAGE RES 0% - 2026 Heated Area: 1260 HX Base Yr



12579 US HWY 301, BRYCEVILLE

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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2344/0830	2/03/2020	WD	U	I	11	100
GRANTOR: MOODY KEISHA R & MIHC						
GRANTEE: CARAGAN PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W42 S30 FOP=[YR=2013] S5 E42 N5 W42$ E42 N30$.

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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