LOT 142
IN OR 2168/430
AMHURST OAKS PB 7/180

JACOBSON ANDREW A & LYDIA E
284 CAMELLIA BLOOM DR
MONCKS CORNER, SC 29461

2026

51-2N-25-015A-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

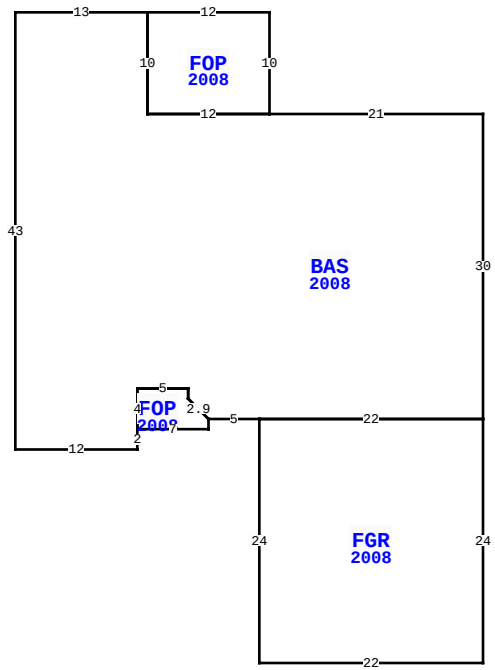
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,529	100	2008	1,529	179,104
FGR	528	55	2008	290	33,970
FOP	24	30	2008	7	820
FOP	120	30	2008	36	4,217
TOTALS	2,201			1,862	218,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	120.0843	126.09	234,780	2008	2010	0	0	0	7.10	92.90

1 SINGLE FAM 100% - 2018 Heated Area: 1529 HX Base Yr 2018



45157 INGLEHAM CIR, CALLAHAN

BLD DATE	12/10/2008	RK	LGL DATE	05/04/2026	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		218,111
TOTAL MARKET OB/XF VALUE		3,150
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		262,261
SOH/AGL Deduction		88,929
ASSESSED VALUE		173,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,921
TOTAL JUST VALUE		262,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M22-4628	H/AC	0	12/07/2022
4402	REPAIR/RRF	14,000	04/27/2021
B083198	NEW CONSTR	98,394	03/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0430	12/28/2017	WD	Q	I	01	174,000
GRANTOR: ADKINS BOB M JR & BRE						
GRANTEE: JACOBSON ANDREW A &						
2071/0482	8/18/2016	SW	U	I	12	100,100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: ADKINS BOB MARTIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] N10 W12 S10 E12 $ W12 N10 W13 S43 E12 N2 FOP=[YR=2008] E7 N1 U2 L2 N1 W5 S4 $ N4 E5 S1 D2 R2 E5 FGR=[YR=2008] S24 E22 N24 W22$ E22 N30 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	41,000.00	41,000.00	41,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS