COMM SW COR OF SE1/4 OF SW1/4, E
260.24 FT FOR POB, CONT N 415.16
FT, S 415.19 FT, W 271.09 FT TO

BISHOP DELLA FRANCES/ARTHUR FRANCES
54 SHEPPARD RD
BEAUFORT, SC 29906

2026

33-5S-17-09484-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	37,200
TOTAL MARKET VALUE	37,200
SOH/AGL Deduction	20,136
ASSESSED VALUE	17,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,064
TOTAL JUST VALUE	37,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1566/2545	4/24/2026	QC	U	V	11	100

GRANTOR: ARTHUR LLOYD F

GRANTEE: BISHOP DELLA FRANCE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	1.48	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,200							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.48 Total Land Value: 37,200 Market: 0 Agricultural: 0 Common: 37,200 PRINTED 06/08/2026 BY SYS