	Neigh	barhood	d Characteris	tics	100		One-Unit Hous	in	Trends			One-Unit Ho	using	Prese	ent Land	Use %
Location	Urbar	n [Suburban	X Rural	Property Values		Increasing	X	Stable		Declining	PRICE	AGE	One-Unit		50 9
Built-Up	Over	75%	25-75%	Under 25%	Demand/Supply	X	Shortage		In Balance	\Box	Over Supply	\$(000)	(yrs)	2-4 Unit		5 %
rowth	Rapid	1 2	Stable	Slow	Marketing Time		Under 3 miths		3-6 mths		Over 6 milhs	23 Low	0	Multi-Fam	ity	5 %
Velghbort	ood Bour	ndaries	North of	The Aiken/E	dgefield Cour	nty L	ine, South	of	Route 28	3, E	ast of	985 High	114	Commerci	ial	10 %
he Sa	vannal	h Rive	r, West of	Route 430.	0							305 Pre	36	Other Ag	gri	30 9
leighborh	nod Desc	ription	The Subj	ect is locate	d in Edgefield	d Co	unty, The I	No	rth Augus	ta C	ommunit	ty k/a Cama	che Hill;	a matur	e and	10/10/
establis	shed re	sident	tial section	n in the sout	thern area of	the o	county. Th	e	communit	y is	easily lin	ked to the A	iken, No	rth Augu	ısta &	
August	a, Ga.	metro	politan an	eas and the	ir major empl	oym	ent, retail a	ano	governm	nent	centers.	3				
Market Co	nditions (including	support for th	ne above conclus	ions) The ove	erall	detached 1	12	month ma	arke	t analysis	s shows 2 lis	tings, 37	sold, (3	3.08 m	onthly
adsorp	tion rat	e), 10	0% list to	sell ratio, 2	to 3 month m	arke	ting period	1, 1	% averag	je v	alue decr	rease, & a 7	% media	n value	increa	se.
The ne	ighborl	hood n	market sho	ows 0 listing	s, 12 Sales, ()% a	verage va	ue	increase	& a	0% med	lian value in	crease.			
Dimension	5 51x2	07x23	3x111x13	2x175x27x	240 Area 1.92	2 ac			Shape	Irre	egular		View N	Res;		
Specific Z	oning Clas	ssificatio	n RD		Zoning De	scripti	on See Atta	ich	ed Adden	dun	1					
Zoning Co	mpllance	(X)	Legal I	Legal Nonconfort	ning (Grandfathere	d Use	No Zo	nino	ll equ	al (de	scribe)					
is the high	est and b	est use o	of the subject	property as impro	wed (or as propose	ed per	plans and spec	ifica	ations) the pre	sent	use? 2	Yes No	If No. des	cribe. Co	ntinue	d
Reside	ntial Us	se.					*									
Utilities	Pul	blic (Other (descri	be)			Public	Ott	ner (describe	9		Off-site Impro	vements-	Туре	Public	Private
Electricity	()			e Ground	Water		(X)	T				Street Dirt	1800 H	100	[X]	
as			None		Sanitary Ses	wer		()	Septic			Alley None				
TARA C-	ecial Floor	d Hazard	Area	Yes X No	FEMA Flood Zone	X	10. 100		FEMA Map #	40	037C03	50D E	MA Man De	te 03/03	/2011	
ENNA SPI																
ve the ut ve there	any adver	rse site o			rket area? X asements, encroac	Yes hment		_	describe.			☐Yes 🛛 N		describe.		verse
Are the ut Are there	any adver	rse site o ted or	onditions or e observed	xternal factors (e.	asements, encroac	hment	ts, environment	al o	describe. onditions, land	d use	s, etc.)?	□Yes XN	¥Yes,	describe.	No ad	
Are the ut Are there condition	any adver	rse site o ted or RAL DE	onditions or el observed.	odernal factors (e.	asements, encroac	hment	s, environment	al o	describe. unditions, land	l use	s, etc.)?	Yes XN	Yes,	describe.	No ad	ls/condition
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Are the ut Are there condition Units # of Storie Type	GENE S 1 X Det.	RAL DE	onditions or ex- observed. SCRIPTION ne with Access	sory Unit 0	FOUNI Concrete Stab Full Basement Ement Area	hment DATIC	IS, environment IN awl Space rtial Basement O sq.ft	al o	describe. onditions, land EXTERIOR DE Foundation W. Exterior Walls Roof Surface	d use ESCR	s, etc.)?	Yes XN	INTERIO Floors Walls Trim/Fini	describe. R W) Dro	material N/SG/ ywall/F	is/condition CT/F
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Are the uf Are there- condition Units Units Units X F of Stories Type X X Existin Design (S	GENE X One s 1 X Det. lyle) Ra	RAL DE On On On One	onditions or ex- observed. SCRIPTION ne with Access	sory Unit 0 in the Constant of	FOUNT Concrete Stab full Basement ment Area ement Finish Outside EntrylExit	DATIC X Cra	IS, environment WM and Space rital Basement O sq ft O 9 Sump Pump	al o	exterior Walls Roof Surface Gutters & Dow Window Type	d user ESCR lalls	Stone Masor Computs None	Yes XN naterials/condition /Con/A nite/A osite/A	INTERIO Floors Walls Trim/Fini Bath Floo Bath Wai	WY Drysh State Censcol No	material N/SG/ ywall/F and/A ramic ne	is/condition CT/F
Are the uff Are there- condition Units # of Storie Type X Existin Design (S Year Built	GENEX One s 1 X Det. ng Lyke) Rai 1950	RAL DE On Att	onditions or ex- observed. SCRIPTION ne with Access	sory Unit	FOUNT Concrete Slab Full Basement Imment Area Imment Finish Outside Entry/Exit ence of Imfes	DATIO X Cra Pa	IN and Space rital Basement O sq. ft O 9	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	describe. proditions, land EXTERIOR DE Coundation W. Exterior Walls Roof Surface Gutters & Dow Window Type Storm Sastvin	d user ESCR lalls	Stone Masor Comp uts None DH/A Yes/N	Yes XN naterials/condition /Con/A nite/A osite/A	INTERIO Floors Walls Trim/Fini Bath Floo Bath Wal	escribe. Wy Dry Sh State Censcal No	material N/SG/ ywall/F and/A ramic ne	s/condition CT/F : Tile/A
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Juits Jord Storie Juits Jord Storie Jord S	GENE X One s 1 X Det. ng 1950 lqe (Yrs)	RAL DE On Att	onditions or er observed. SCRIPTION he with Access L. S-De ed Und None Stairs Scuttle Heated	sory Unit	FOUN Concrete Stab Full Basement ement Area ement Finish Dutside Entry/Exit lampness Jampness John Jing X Central Individual	DATIC X Cra Pa Itation Settle HWB Fuel I	NN awt Space ritial Basement 0 sq. ft 0 9 Sump Pump sment 88 C Radiar Electric	al o	describe. andflions, land exterior Wals conf Surface Gutters & Dow Nindow Type Storm Sash/In Screens Whentiles Fireplace(X) Patio/Decl Pool Noi	d uses ESCR alls Inspo sulab	s, etc.)? IPTION n Stone Masor Comp Uts None DH/A Ves/N Yes/F	Yes XN naterials/condition /Con/A nite/A osite/A /oo/A	INTERIO Floors Walls Trim/Fini Bath Floo Bath War Car Star Driveway Gara X Carp	Wy Dry Starface Gge # of ort # of	Mo administration of the maleral M/SG/Mywall/Fand/A ramic ne None Cars 2 Gravel Cars (Cars 1)	is/condition CT/F: Tille/A
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Are the utilized for th	GENERAL SOLUTION OF THE PROPERTY OF THE PROPER	ERAL DE On Altt. Altt. Are represented to the service of the ser	onditions or ex- observed. SCRIPTION he with Access Und None Stairs Scuttle Heated Jordannians Learning Stairs Scuttle Heated Learning Le	sory Unit	FOUND FO	DATIC Cra Pa Pa Ltation Settlie HWB Fuel E Air Co Obspo	W awd Space ritial Basement O sq ft O's Sump Pump sument BB March Radiar Electric additioning ther sat March Radiar Space Radiar	al o	describe. Inditions, land EXTERIOR Discoundation Wexterior Walls Roof Surface Sutters & Dow Window Type Storm Sash/in Greens Fireplace(X) Patio/Deci Pool Not we Was g, etc.). C	t uses ESCR talls inspo sulation sherif 2.0	Stone: Masor Computs None DH/A d Yes/N Yes/F D Pr DOryer D Bash(s)	Yes [X] N naterials/condition //Con/A nite/A oo/A oodStove(s) #0 ence None park None ther None 1,767 Squ s in the prior	INTERIO Floors Walls Trim/Finit Bath Floo Bath Wal Car Stor: X Driveway Cara Att. 15 years	Who have a second of the secon	malerial mal	Tile/A Discondition Tile/A Discondition Tile/A

FEATURE	SUBJECT	COMPARABLE S	and the second s	COMPARABLE S		COMPARABLE SALE NO. 3		
144 Scoggins Rd		545 Bauskett Stre	20 CO 20 CO C	63 Flat Rock Roa	973779	600 Columbia Road		
Address North Augu	sta, SC 29860	EDGEFIELD, SC	29824	MODOC, SC 298	38	EDGEFIELD, SC 29824		
Proximity to Subject	100	14.00 miles NE		12.18 miles NW		14.70 miles NE		
Sale Price	\$	\$	85,000	\$	133,797	2	110,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ff.			s 79.74 sq.ft.		\$ 69.62 sq. ft.		
Data Source(s)		AMLSSC #11877		AMLSSC #11624		AMLSSC #114799		
Verification Source(s)		Tax Record 1161:	203002000	Tax Record 01700	000053000	Tax Record 13710	000060000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) S Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sale or Financing		ArmLth		ArmLth		ArmLth		
Concessions		Cash;0		FHA;3400	-3,400	RH;0		
Date of Sale/Time		s09/21;c09/21		s08/21;c06/21		s06/21;c06/21		
Location	N;Res;	N;Res;		N;Res;		N;Res;		
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple		
Site	1.92 ac		1,000	40075 sf	3.000	28314 sf	3,00	
View	N;Res;			N:Res:		N;Res;		
Design (Style)	gn (Style) DT1;Ranch			DT1;Ranch		DT1:Ranch		
Quality of Construction	Q4	Q4		Q4		Q4		
Actual Age	71	65	-300		1.500	66		
Condition	C5	C5		C4	-4.000	C5		
Above Grade	Total Brims Baths	Total Bolms Baths		Total Barns, Baths	101///	Total Brims Balts		
Room Count	6 3 2.0	7 3 20	0	7 2 2.0	2.000	6 3 1.1	2.00	
Gross Living Area 20	1,767 sq. ft.	1,691 sq.ft.	0	1,678 sq.ft.	0	1,580 sq.ft.	3.70	
Basement & Finished	Osf	0sf		Osf		800sf0sfwo	-1.00	
Rooms Below Grade	64KB	.5500		(30.8)			1 (4/25)	
Functional Utility	Average	Average		Average		Average		
Heating/Cooling	FWA C/Air	FWA/None	3.000	FWA C/Air		FWA/None	3.00	
Energy Efficient Items				None		None	7157	
Garage/Carport			-1 500	1cp2dw		1gbi1dw	-1.50	
PorchiPatio/Deck	Patio Porch	2gd2dw None		Porch	1 000	Patio Porch	.,,,,,	
Fireplace	None	2 F/P	-1,000			1 F/P	-50	
Amenities	THE RESERVE OF THE PARTY OF THE			Shed	-	None	- 50	
Kitchen/ Bath	Stand/Stand	Shed Stand/Stand	-500	Stand/Stand	-500	Stand/Stand	3	
Net Adjustment (Total)	- Carrarotaria	XI+ D- Is	2,700	1 + X - 1	900	XI+ D- Is	8.70	
Adjusted Sale Price		Net Adj. 3.2%	2,700	Net Adi0.7%	300	Net Adi. 7.9%	0,70	
of Comparables		Gross Adi. 10.9% \$	87 700	Gross Adl. 11.9% \$	132 807	Gross Adj. 13.4% \$	118,70	
		history of the subject proper			132,097	Unus MU 13.4% \$	110,70	



Appraised Date: October 26, 2021 Appraised Value: \$ 118,700



REAR VIEW OF SUBJECT PROPERTY



STREET SCENE





Kitchen Bathroom 1





Bathroom 2 Laundry









Living Room







Family Room

Bedroom 1







Reverse Angle of Kitchen



Air Compressor



Head & Shoulders View of Attic



Crawl Space



