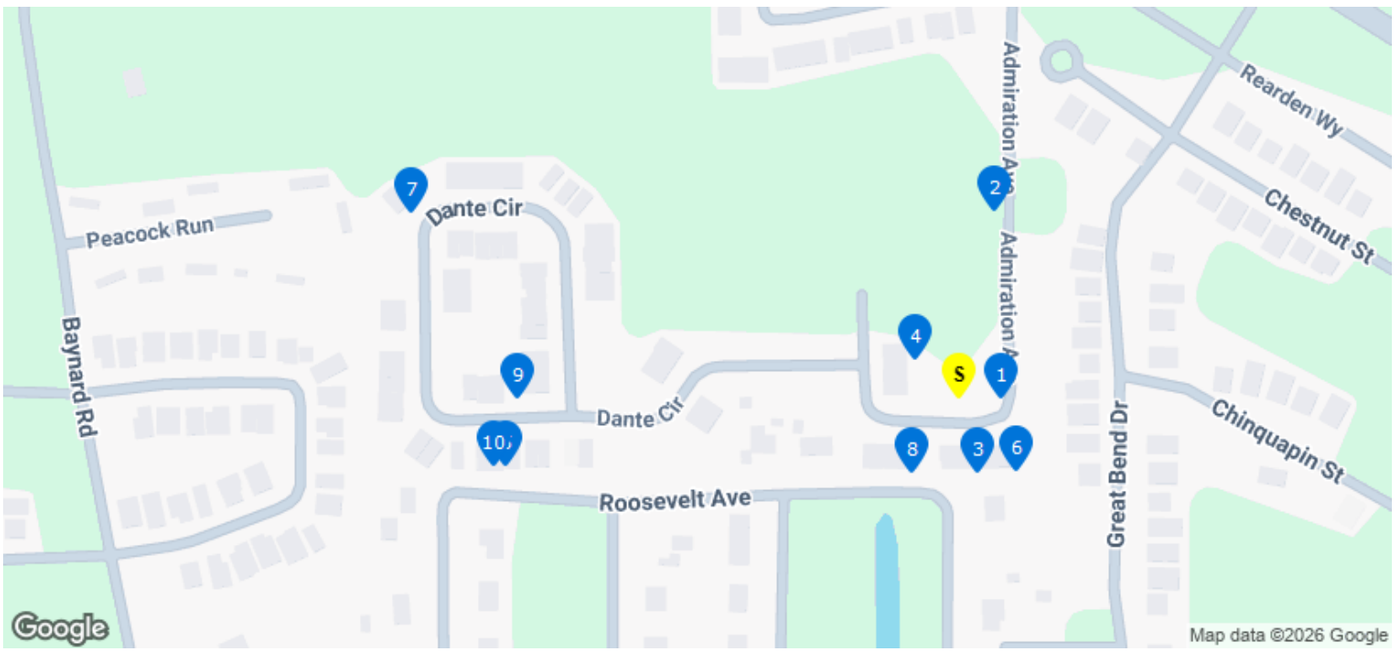
ICE SiteX Report

OrderID: 98761693

SiteX Property Information Report



Subject Property Location

258 ADMIRATION AVE, BEAUFORT, SC 29906-2400

County:	**BEAUFORT SC**	Census Tract:	0005.03
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	R112 031 000 0846 0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$267,000**	FSD:	6	Common Confidence Score:	88
Value Range:	$250,980 - $283,020	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2023	Tax Rate Code Area:	112
Assd Land Value:		Market Land Value:	$25,000	Tax Year:	2025
Assd Improvement:		Market Improvment Value:	$250,000	Total Taxable Value:	$1,911
Total Assessed Value:	$11,000	Total Assessor Market Value:	$275,000	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

District: 112 Subdivision: AZALEA SQUARE S/D Phase No: 2
Abbreviated Description: LOT 1126-1802 AZALEA SQUARETOWNHOMES PH II PB119 P119-120 PB135 PG119-121 PB135

Property Characteristics

Lot Size:	2,178 SF	Bedrooms:	3	Pool:	
Building Area:	1346 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:	2	Type Const:	Wood
Number of Buildings:		Number of Rooms:	5	Ext Walls:	
Number of Units:		Garage Type:		Heating:	Forced air unit
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Asphalt
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/23/2024	Sales Price:	N/A
Document #:	2024003065 BK-PG 4128-2754	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/01/2023	Loan Amount:	N/A
Document #:	2023055196 BK-PG 4293-1969	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	11/30/2023		
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Subdivision: A SUBDIVISION PLAT OF AZALEA SQUARE TOWNHOMES SAVA Map Ref: 0
City/Muni/Twp: PORT ROYAL

Mortgage Record

Recording Date:	10/25/2023	Loan Amount:	N/A
Document #:	2023049906 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/20/2023		
TD Due Date:	11/01/2053	Type Finance:	

Legal Description:
Subdivision: A SUBDIVISION PLAT OF AZALEA SQUARE TOWNHOMES Map Ref: MB 135 PG 186
City/Muni/Twp: PORT ROYAL

ICE SiteX Report

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Prior Transfer

Recording Date:	10/25/2023	Sales Price:	$275,000
Document #:	2023049905 BK-PG 4285-409	Type of Sale:	Undetermined Transfer
Contract Date:	10/20/2023		
Document Type:	Deed		

Legal Description:
Subdivision: A SUBDIVISION PLAT OF AZALEA SQUARE TOWNHOMES Map Ref: MB 135 PG 186
City/Muni/Twp: PORT ROYAL

Mortgage Record

Recording Date:	01/03/2023	Loan Amount:	N/A
Document #:	2023000062 BK-PG 4208-2276	Loan Type:	Conventional
Contract Date:	02/18/2022		
TD Due Date:	02/18/2023	Type Finance:	

Legal Description:
Subdivision: AZALEA SQUARE TOWNHOMES Map Ref: 0
Abbreviated Description: PRIOR REF: 2022018132 03/24/2022
City/Muni/Twp: PORT ROYAL

Mortgage Record

Recording Date:	03/24/2022	Loan Amount:	N/A
Document #:	2022018132 BK-PG 4128-2754	Loan Type:	Conventional
Contract Date:	02/18/2022		
TD Due Date:	02/18/2023	Type Finance:	

Legal Description:
Subdivision: AZALEA SQUARE TOWNHOMES Map Ref: 0
City/Muni/Twp: PORT ROYAL

Mortgage Record

Recording Date:	02/13/2019	Loan Amount:	N/A
Document #:	2019007904 BK-PG -	Loan Type:	Conventional
Contract Date:	12/17/2018		
TD Due Date:	12/17/2019	Type Finance:	

Legal Description:
Subdivision: AZALEA SQUARE TOWNHOMES Map Ref: MB 119 PG 119&120
City/Muni/Twp: PORT ROYAL

Prior Transfer

Recording Date:	02/13/2019	Sales Price:	$1,450,000 Multiple Parcels Involved in this transaction
Document #:	2019007903 BK-PG 3737-1730	Type of Sale:	Arms-Length Transfer
Contract Date:	12/17/2018		
Document Type:	Deed		

Legal Description:
Subdivision: AZALEA SQUARE TOWNHOMES Map Ref: MB 119 PG 119&120
City/Muni/Twp: PORT ROYAL

Prior Transfer

Recording Date:	12/06/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018064928 BK-PG 3719-1916	Type of Sale:	Non Arms-Length Transfer
Contract Date:	11/30/2018		
Document Type:	Deed		

Legal Description:
Subdivision: PLAT OF AZALEA SQUARE TOWNHOMES Map Ref: MB 119 PG 119&120
City/Muni/Twp: PORT ROYAL

Prior Transfer

Recording Date:	10/18/2018	Sales Price:	N/A Multiple Parcels Involved in this transaction
Document #:	2018056742 BK-PG 3708-2062	Type of Sale:	Non Arms-Length Transfer
Contract Date:	09/20/2018		
Document Type:	Deed		

Legal Description:
Subdivision: AZALEA SQUARE TOWNHOMES Map Ref: MB 119 PG 119&120
City/Muni/Twp: PORT ROYAL

Prior Transfer

Recording Date:	10/15/2018	Sales Price:	$1,000,000 Multiple Parcels Involved in this transaction
Document #:	2018055932 BK-PG 3707-1797	Type of Sale:	Arms-Length Transfer
Contract Date:	09/20/2018		
Document Type:	Deed		

Legal Description:
Subdivision: A SUBDIVISION PLAT OF AZALEA SQUARE TOWNHOMES SAVA Map Ref: MB 135 PG 186
City/Muni/Twp: PORT ROYAL

Prior Transfer

Recording Date:	02/22/2012	Sales Price:	$2,455,750 Multiple Parcels Involved in this transaction
Document #:	2012010177 BK-PG 3121-2640	Type of Sale:	Lender Owned
Contract Date:	02/07/2012		
Document Type:	Deed		

Legal Description:
Map Ref: MB118 PG35
City/Muni/Twp: PORT ROYAL

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$2,754,650	Median # of Bedrooms	3
Median Lot Size	1,960 SF	Median # of Baths	2
Median Living Area	1,338 SF	Median Year Built	2020
Price Range - 2 Yrs	$259,000 to $298,000	Age Range	2 years to 9 years
Median Value	$272,500	Median Age	6.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.02Mi.	**268 ADMIRATION AVE** **BEAUFORT, SC 29906-2400**	05/26/2026	$259,900	$238	1092	4/2/2	2017	2,614 SF	
		APN: R112 031 000 0841 0000 Document #: 20260022881 Document Type: Warranty Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 1126-1701 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 119 PG 119-120 Abbreviated Description: Lot:1126-1701 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 119 PG 119-120City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
2	.02Mi.	**246 ADMIRATION AVE** **BEAUFORT, SC 29906-2400**	04/02/2026	$269,000	$256	1052	6/2/1	2023	2,614 SF	
		APN: R112 031 000 0851 0000 Document #: 20260014489 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1126-1901 Subdivision: AZALEA SQUARE TOWNHOUSES MapRef: MB 119 PG 119 Abbreviated Description: Lot:1126-1901 Subdivision:AZALEA SQUARE TOWNHOUSES Map Ref:MB 119 PG 119City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
3	.13Mi.	**113 BELLA WAY** **BEAUFORT, SC 29906-2403**	10/26/2026	$262,000	$191	1374	5/3/3	2012	2,614 SF	
		APN: R112 031 000 0735 0000 Document #: 20260048688 Document Type: Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 1126-0101 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 135 PG 186 Abbreviated Description: Lot:1126-0101 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 135 PG 186City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
4	.13Mi.	**115 BELLA WAY** **BEAUFORT, SC 29906-2403**	09/01/2026	$215,000	$210	1024	4/2/1	2008	1,307 SF	
		APN: R112 031 000 0737 0000 Document #: 20260040373 Document Type: Warranty Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 1126-0103 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 135 PG 186-188 Abbreviated Description: Lot:1126-0103 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 135 PG 186-188City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
5	.15Mi.	**25 CHESTNUT ST** **BEAUFORT, SC 29906-2414**	06/04/2026	$375,000	$208	1802	6/3/2	2019	6,229 SF	
		APN: R112 031 00B 0638 0000 Document #: 2026024636 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 5 Subdivision: SHELL POINT FARMS SUBDIVISION Phase No: 1 MapRef: MB 149 PG 107 Abbreviated Description: Lot:5 Subdivision:SHELL POINT FARMS SUBDIVISION Phase No:1 Map Ref:MB 149 PG 107City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
6	.15Mi.	**42 CHESTNUT ST** **BEAUFORT, SC 29906-2414**	05/01/2026	$413,000	$178	2321	7/4/2	2019	6,011 SF	
		APN: R112 031 00B 0655 0000 Document #: 20260019225 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 22 Subdivision: SHELL POINT FARMS Phase No: 1 MapRef: MB 149 PG 107 Abbreviated Description: Lot:22 Subdivision:SHELL POINT FARMS Phase No:1 Map Ref:MB 149 PG 107City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
7	.15Mi.	**139 BELLA WAY** **BEAUFORT, SC 29906-2403**	04/14/2026	$265,000	$245	1080	5/2/2	2017	2,614 SF	
		APN: R112 031 000 0802 0000 Document #: 20260015989 Document Type: Warranty Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 1126-1301 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 150 PG 156 Abbreviated Description: Lot:1126-1301 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 150 PG 156City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
8	.17Mi.	**58 CEDARWOOD ST** **BEAUFORT, SC 29906-2415**	05/18/2026	$400,000	$225	1774	9/4/2	2023	10,193 SF	
		APN: R112 031 00B 0770 0000 Document #: 20260021784 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential Legal: Lot: 126 Subdivision: SHELL POINT FARMS Phase No: 3 MapRef: MB 156 PG 111 Abbreviated Description: Lot:126 Subdivision:SHELL POINT FARMS Phase No:3 Map Ref:MB 156 PG 111City/Muni/Twp:PORT ROYAL ISLAND City/Muni/Twp: PORT ROYAL ISLAND								
9	.17Mi.	**333 DANTE CIR** **BEAUFORT, SC 29906-2407**	04/15/2026	$298,000	$211	1415	7/3/2	2019	1,742 SF	
		APN: R112 031 000 0931 0000 Document #: 20260016418 Document Type: Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 1126-3903 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 135 PG 186 Abbreviated Description: Lot:1126-3903 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 135 PG 186City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
10	.19Mi.	**381 DANTE CIR** **BEAUFORT, SC 29906-2407**	10/26/2026	$199,000	$151	1319	4/2/2	2017	1,742 SF	
		APN: R112 031 000 0916 0000 Document #: 20260048765 Document Type: Warranty Deed Price Code: Land Use: Townhouse (Residential) Legal: Lot: 1126-3602 Subdivision: A SUBDIVISION PLAT OF AZALEA SQUARE TOWNHOMES SAV MapRef: MB 135 PG 186 Abbreviated Description: Lot:1126-3602 Subdivision:A SUBDIVISION PLAT OF AZALEA SQUARE TOWNHOMES SAV Map Ref:MB 135 PG 186City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
11	.2Mi.	**529 CANDIDA DR** **BEAUFORT, SC 29906-2405**	10/28/2026	$100,000	$78	1280	2/2/2	2008	1,742 SF	
		APN: R112 031 000 0744 0000 Document #: 20260049202 Document Type: Deed Price Code: Q Land Use: Townhouse (Residential) Legal: Lot: 1126-0205 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 119 PG 119 Abbreviated Description: Lot:1126-0205 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 119 PG 119City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL								
12	.21Mi.	**45 CEDARWOOD ST** **BEAUFORT, SC 29906-2415**	10/28/2026	$359,000	$234	1537	6/4/2	2023	6,011 SF	
		APN: R112 031 00B 0774 0000 Document #: 20260049239 Document Type: Warranty Deed Price Code: Q Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 130 Subdivision: POINT FARMS SUBDIVISION Phase No: 3 MapRef: MB 156 PG 111 Abbreviated Description: Lot:130 Subdivision:POINT FARMS SUBDIVISION Phase No:3 Map Ref:MB 156 PG 111City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

13	.21Mi.	**371 DANTE CIR** **BEAUFORT, SC 29906-2407**	04/06/2026	$298,000	$189	1574	5/3/2	2018	2,178 SF

APN: R112 031 000 0885 0000 Document #: 20260014672
Document Type: Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Subdivision: AZALEA SQUARE TOWNHOMES Legal Unit: 1126-2 MapRef: MB 119 PG 111 Abbreviated Description: Subdivision:AZALEA SQUARE TOWNHOMES Legal Unit:1126-2 Map Ref:MB 119 PG 111Abbreviated Description:UNIT:01 City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

14	.23Mi.	**536 CANDIDA DR** **BEAUFORT, SC 29906-2404**	08/11/2026	$261,300	$207	1261	5/3/2	2012	1,742 SF

APN: R112 031 000 0755 0000 Document #: 20260035874
Document Type: Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 1126-0403 Subdivision: AZALEA SQUARE TOWNHOMES MapRef: MB 135 PG 186-188 Abbreviated Description: Lot:1126-0403 Subdivision:AZALEA SQUARE TOWNHOMES Map Ref:MB 135 PG 186-188City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

15	.24Mi.	**155 CHESTNUT ST** **BEAUFORT, SC 29906-2431**	05/29/2026	$408,000	$196	2082	5/3/3	2023	5,924 SF

APN: R112 031 00B 0810 0000 Document #: 20260023559
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 166 Subdivision: SHELL POINT FARMS SUBDIVISION Phase No: 3 MapRef: MB 156 PG 111 Abbreviated Description: Lot:166 Subdivision:SHELL POINT FARMS SUBDIVISION Phase No:3 Map Ref:MB 156 PG 111City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

16	.24Mi.	**126 GREAT BEND DR** **BEAUFORT, SC 29906-7208**	04/10/2026	$450,000	$160	2812	9/4/2	2021	9,845 SF

APN: R112 031 00B 0730 0000 Document #: 20260015558
Document Type: Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 87 Subdivision: SHELL POINT FARM SUBDIVISION Phase No: 2 MapRef: MB 153 PG 3 Abbreviated Description: Lot:87 Subdivision:SHELL POINT FARM SUBDIVISION Phase No:2 Map Ref:MB 153 PG 3City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

17	.25Mi.	**5003 LUELLA ST** **BEAUFORT, SC 29906-6747**	09/15/2026	$375,000	$175	2142	5/3/	1980	SF

APN: R100 031 00B 0514 0000 Document #: 20260042062
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 39,40 Subdivision: GREEN POND ESTATES MapRef: MB 15 PG 38 Abbreviated Description: Lot:39,40 Subdivision:GREEN POND ESTATES Map Ref:MB 15 PG 38

18	.25Mi.	**546 CANDIDA DR** **BEAUFORT, SC 29906-2404**	09/01/2026	$210,000	$192	1096	5/3/	2012	1,307 SF

APN: R112 031 000 0772 0000 Document #: 20260040351
Document Type: Warranty Deed Price Code: Q
Land Use: Townhouse (Residential)
Legal: Lot: 1126-0705 Subdivision: ALTAACSM LAND TITLE SURVEY PREPARED BY AZALEA SQU MapRef: MB 119 PG 119- 120 Abbreviated Description: Lot:1126-0705 Subdivision:ALTAACSM LAND TITLE SURVEY PREPARED BY AZALEA SQU Map Ref:MB 119 PG 119- 120City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

19	.25Mi.	**91 CHESTNUT ST** **BEAUFORT, SC 29906-2414**	07/02/2026	$405,000	$192	2106	5/3/2	2023	5,968 SF

APN: R112 031 00B 0826 0000 Document #: 20260029847
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 182 Subdivision: SHELL POINT FARMS Phase No: 3 MapRef: MB 156 PG 111 Abbreviated Description: Lot:182 Subdivision:SHELL POINT FARMS Phase No:3 Map Ref:MB 156 PG 111City/Muni/Twp:PORT ROYAL ISLAND City/Muni/Twp: PORT ROYAL ISLAND

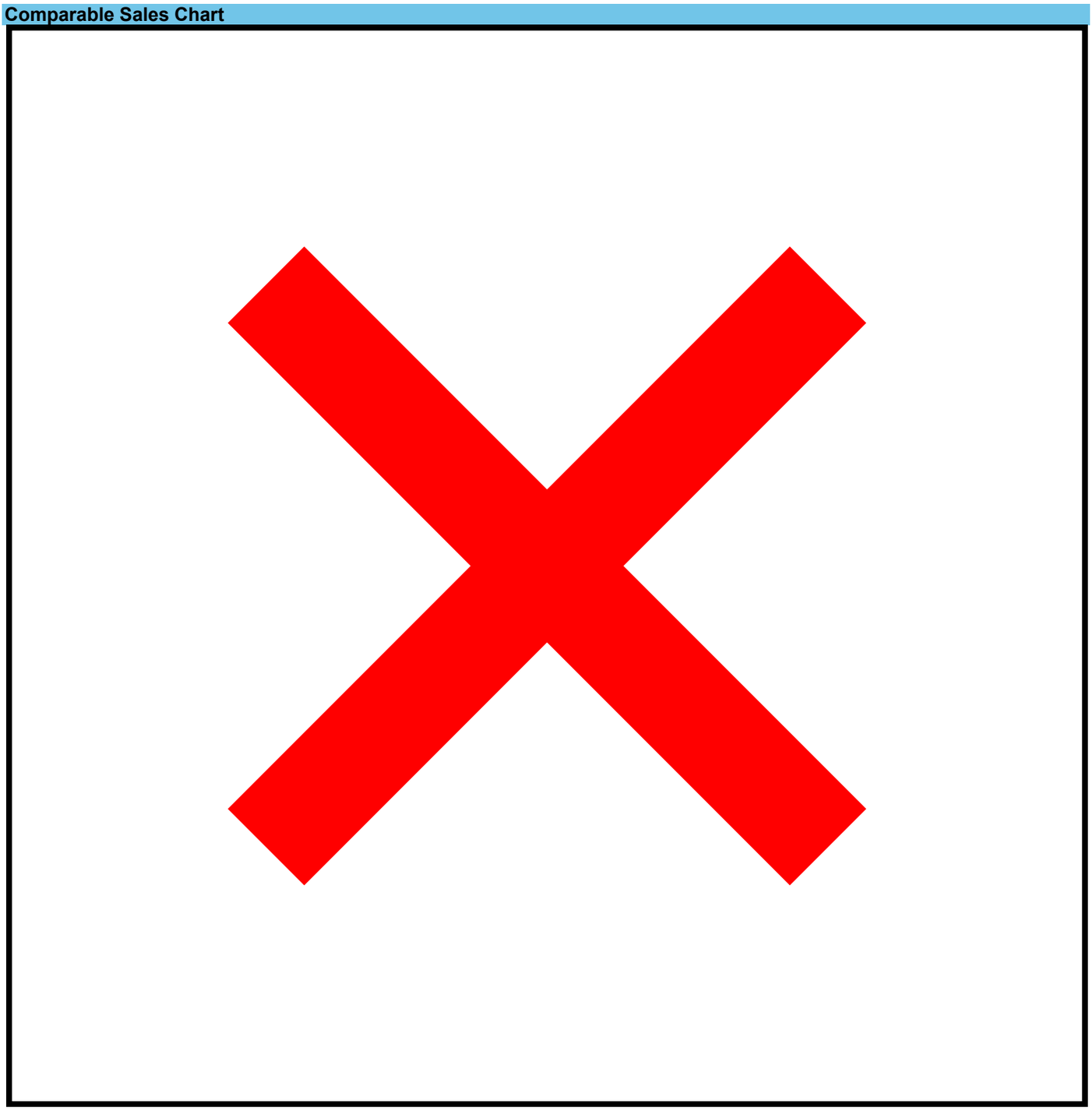
20	.27Mi.	**25 CEDARWOOD ST** **BEAUFORT, SC 29906-2415**	07/02/2026	$399,000	$144	2772	5/3/4	2024	6,316 SF

APN: R112 031 00B 0802 0000 Document #: 20260029709
Document Type: Warranty Deed Price Code: Q
Land Use: Single Family Residential
Legal: Lot: 158 Subdivision: SHELL POINT FARMS Phase No: 3 MapRef: MB 156 PG 111 Abbreviated Description: Lot:158 Subdivision:SHELL POINT FARMS Phase No:3 Map Ref:MB 156 PG 111City/Muni/Twp:TOWN OF PORT ROYAL City/Muni/Twp: TOWN OF PORT ROYAL

ICE SiteX Report

OrderID: 98761693

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

ICE SiteX Report

OrderID: 98761693

Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**258 ADMIRATION AVE**	**10/20/2023**	$275,000	$11,000	1,346	5/3/2	2023	2,178 SF	
0Mi.	**256 ADMIRATION AVE**	**08/17/2023**	$238,000	$9,520	1,327	2//1	2023	1,742 SF	
.01Mi.	**260 ADMIRATION AVE**	**08/17/2023**	$263,000	$10,520	1,326	5/3/2	2023	2,614 SF	
.01Mi.	**254 ADMIRATION AVE**	**08/17/2023**	$175,900	$7,040	1,004	5/3/1	2023	1,307 SF	
.01Mi.	**252 ADMIRATION AVE**	**08/17/2023**	$198,000	$11,620	1,256	5/3/2	2023	1,307 SF	
.02Mi.	**250 ADMIRATION AVE**	**06/27/2025**	$215,000	$12,900	1,346	5/3/2	2023	2,178 SF	
.02Mi.	**262 ADMIRATION AVE**	**05/08/2024**	$281,900	$11,780	1,374	5/3/2	2017	2,178 SF	
.02Mi.	**264 ADMIRATION AVE**	**06/13/2024**	$275,000	$16,500	1,320	5/3/2	2017	1,307 SF	
.02Mi.	**266 ADMIRATION AVE**	**09/02/2022**	$230,300	$13,820	1,320	5/3/3	2017	1,307 SF	
.02Mi.	**244 ADMIRATION AVE**	**01/31/2024**	$210,000	$12,600	1,032	6/2/1	2023	1,307 SF	
.02Mi.	**268 ADMIRATION AVE**	**03/05/2024**	$235,000	$9,400	1,092	4/2/2	2017	2,614 SF	
.03Mi.	**263 ADMIRATION AVE**	**01/18/2021**	$218,800	$8,280	1,374	5/3/2	2020	2,614 SF	
.03Mi.	**270 ADMIRATION AVE**	**11/30/2023**	$283,600	$11,340	1,346	5/3/2	2023	2,614 SF	
.03Mi.	**261 ADMIRATION AVE**	**06/24/2025**	$230,700	$13,840	1,320	5/3/2	2020	1,742 SF	
.03Mi.	**265 ADMIRATION AVE**	**07/29/2020**	$231,600	$12,410	1,374	5/3/2	2020	2,614 SF	
.03Mi.	**259 ADMIRATION AVE**	**10/08/2024**	$230,000	$13,800	1,056	5/3/1	2020	1,307 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	30.9 years old	Households:	9,570
Median Household Income:	$63,615	Households w/Family:	73%
Household Income Per Capita:	$30,964	Households w/Family Married:	49%
Most Common Education Level:	Some College	Households w/Family Children:	38%

School District

School District Zone:	Beaufort County School District	Students:	21,050
Number of Schools:	32	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.46Mi.	**Broad River Elementary School** Number of Students: 467 Student-Teacher Ratio: 10.15	NA	Public	PK - 5
3.23Mi.	**Battery Creek High School** Number of Students: 809 Student-Teacher Ratio: 11.48 Advanced Placement: Yes	F	Public	9 - 12
12.23Mi.	**Hilton Head Island Early Childhood Center** Number of Students: 301 Student-Teacher Ratio: 9.82	NA	Public	PK - KG

Flood Report

The Subject Property of **258 ADMIRATION AVE, BEAUFORT, SC 29906-2400** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	135%	NOTABLY HIGHER
BURGLARY	136%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	154%	NOTABLY HIGHER
FORCIBLE ROBBERY	150%	NOTABLY HIGHER
AGGRAVATED ASSAULT	61%	NOTABLY LOWER
FORCIBLE RAPE	128%	HIGHER
MURDER	128%	HIGHER
OVERALL	92%	SIMILAR

Disaster Alerts

1/21/2026 - Severe Winter Storm

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ICE SiteX Report

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