ICE SiteX Report

OrderID: 97573666

SiteX Property Information Report



Subject Property Location

319 TAYLOR ST, LAKE CITY, SC 29560-2731

County:	**FLORENCE SC**	Census Tract:	450410022.022013
Property Use:	Single Family Residential	Zoning:	R1
Parcel Number:	80017-03-001	Thomas Bros Pg-Grid:	

Valuation

Value:	**$165,000**	FSD:	40	Common Confidence Score:	18
Value Range:	$99,000 - $231,000	ICE Confidence Score:	60		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	320
Assd Land Value:	$744	Market Land Value:	$18,624	Tax Year:	2025
Assd Improvement:	$5,419	Market Improvment Value:	$135,487	Total Taxable Value:	$1,005
Total Assessed Value:	$6,163	Total Assessor Market Value:	$154,111	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Abbreviated Description:	TAYLOR & BLANDING
City/Muni/Twp:	LAKE CITY

Property Characteristics

Lot Size:	25,414 SF	Bedrooms:	3	Pool:	
Building Area:	2754 SF	Baths:	3	Fireplace:	Yes
Year Built:	1958	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	9	Ext Walls:	Veneer
Number of Units:	1	Garage Type:	Carport	Heating:	Yes
Number of Stories:	1	Number of Cars:	3	A/C:	Yes
Style:	Convention	Basement:		Roof Cover:	Shingle
		Foundation:	Other	Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	04/25/2024	Loan Amount:	N/A
Document #:	2024005273 BK-PG DMA1098-693	Loan Type:	FHA
TD Due Date:	05/01/2064	Type Finance:	

Legal Description:
Lot: 145,146 Subdivision: RUTLEDGE PARK
City/Muni/Twp: TOWN OF LAKE CITY

Mortgage Record

Recording Date:	01/02/2024	Loan Amount:	N/A
Document #:	2024000029 BK-PG 1081-1937	Loan Type:	FHA
TD Due Date:	01/01/2056	Type Finance:	

Legal Description:
Lot: 145&146 Subdivision: RUTLEDGE PARK
City/Muni/Twp: LAKE CITY

Mortgage Record

Recording Date:	07/20/2022	Loan Amount:	N/A
Document #:	BK-PG 1003-1607	Loan Type:	FHA
TD Due Date:	01/01/2046	Type Finance:	

Legal Description:
Lot: 145&146 Subdivision: RUTLEDGE PARK
City/Muni/Twp: LAKE CITY

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Prior Transfer

Recording Date:	05/16/2019	Sales Price:	N/A
Document #:	BK-PG 762 -761	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Abbreviated Description: TAYLOR & BLANDING
City/Muni/Twp: LAKE CITY

Prior Transfer

Recording Date:	09/05/2018	Sales Price:	N/A
Document #:	BK-PG 762-0761	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	09/03/2018		
Document Type:			

Legal Description:
Lot: 145&146 Subdivision: RUTHLEDGE PARK Map Ref: MB B PG 40
City/Muni/Twp: LAKE CITY

Prior Transfer

Recording Date:	05/15/2017	Sales Price:	$125,000
Document #:		Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/23/2016	Sales Price:	N/A
Document #:	BK-PG B622-0774	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	11/30/2015		
Document Type:			

Legal Description:
Lot: 145&146 Subdivision: RUTLEDGE PARK Map Ref: MB B PG40
City/Muni/Twp: LAKE CITY

Prior Transfer

Recording Date:	01/04/2016	Sales Price:	$125,000
Document #:	BK-PG B610-0750	Type of Sale:	Verified Sale Price
Contract Date:	12/30/2015		
Document Type:			

Legal Description:
Lot: 145&146 Subdivision: RUTLEDGE PARK Map Ref: MB B PG40
City/Muni/Twp: LAKE CITY

Prior Transfer

Recording Date:	03/13/2015	Sales Price:	$58,500
Document #:	BK-PG B564-1107	Type of Sale:	Verified Sale Price
Contract Date:	03/06/2015		
Document Type:			

Legal Description:
Lot: 145&146 Subdivision: RUTLEDGE PARK Map Ref: MB B PG40
City/Muni/Twp: LAKE CITY

Prior Transfer

Recording Date:	03/26/2013	Sales Price:	N/A
Document #:	BK-PG B457-0997	Type of Sale:	Transfer Tax on doc. indicated as EXEMPT
Contract Date:	03/21/2013		
Document Type:			

Legal Description:
Map Ref: MB B PG40
City/Muni/Twp: LAKE CITY

Area Sales Analysis

Total Area Sales	$2,317,600	Median # of Bedrooms	3
Median Lot Size	13,939 SF	Median # of Baths	2
Median Living Area	1,852 SF	Median Year Built	1936
Price Range - 2 Yrs	$15,000 to $380,000	Age Range	46 years to 126 years
Median Value	$139,900	Median Age	90 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.28Mi.	**115 CAROLINA AVE** **LAKE CITY, SC 29560-2103**	05/11/2026	$153,000	$91	1666	6/3/2	1936	20,900 SF	
		APN: 80016-02-007 Document #: 2026006118 Document Type: Price Code: R Land Use: Single Family Residential Legal: MapRef: MB 23 PG 741 Abbreviated Description: Map Ref:MB 23 PG 741City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
2	.26Mi.	**329 GODWIN ST** **LAKE CITY, SC 29560-2712**	04/20/2026	$53,000	$37	1404	6/4/2	1940	13,275 SF	
		APN: 80018-02-017 Document #: 2026004996 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 85 Subdivision: RUTLEDGE PARK MapRef: MB B PG 40 Abbreviated Description: Lot:85 Subdivision:RUTLEDGE PARK Map Ref:MB B PG 40City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
3	.2Mi.	**417 LYERLY ST** **LAKE CITY, SC 29560-2703**	03/24/2026	$139,000	$130	1064	5/3/1	1972	13,939 SF	
		APN: 80022-05-017 Document #: 2026003716 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 61 PG 311 Abbreviated Description: Map Ref:MB 61 PG 311City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
4	.09Mi.	**201 WILLIAMSBURG AVE**	01/21/2026	$20,000	$10	1852	9/4/2	1900	4,988 SF	

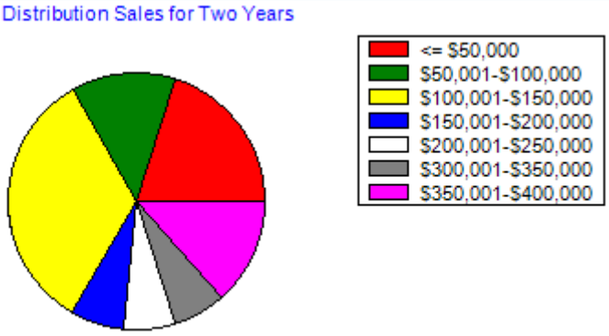
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		LAKE CITY, SC 29560-2735							
	APN: 80017-05-025 Document #: 2026000887 Document Type: Price Code: D Land Use: Single Family Residential Legal: Abbreviated Description: City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
5	.31Mi.	**307 GODWIN ST**	01/06/2026	$40,000	$15	2530	4/2/1	1936	24,072 SF
		LAKE CITY, SC 29560-2712							
	APN: 80018-02-005 Document #: 2026000162 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 92,93 Subdivision: RUTLEDGE PARK MapRef: PL B PG 40 Abbreviated Description: Lot:92,93 Subdivision:RUTLEDGE PARK Map Ref:PL B PG 40City/Muni/Twp:TOWN OF LAKE CITY City/Muni/Twp: TOWN OF LAKE CITY								
6	.22Mi.	**116 SINGLETARY AVE**	11/12/2025	$56,700	$19	2876	8/3/2	1930	1,272 SF
		LAKE CITY, SC 29560-2614							
	APN: 80016-09-008 Document #: 2025014958 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 69 PG 103 Abbreviated Description: Map Ref:MB 69 PG 103City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
7	.11Mi.	**209 WILLIAMSBURG AVE**	08/29/2025	$15,000	$8	1728	5/2/1	1912	18,050 SF
		LAKE CITY, SC 29560-2735							
	APN: 80017-05-002 Document #: 2025011528 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 78 PG 11 Abbreviated Description: Map Ref:MB 78 PG 11City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
8	.29Mi.	**501 WILLIAMS ST**	08/27/2025	$144,000	$69	2075	6/2/2	1940	22,216 SF
		LAKE CITY, SC 29560-2271							
	APN: 80020-12-009 Document #: 2025011325 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 71 PG 420 Abbreviated Description: Map Ref:MB 71 PG 420City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
9	.22Mi.	**114 SINGLETARY AVE**	08/21/2025	$135,000	$114	1175	6/3/2	1950	11,990 SF
		LAKE CITY, SC 29560-2614							
	APN: 80016-09-009 Document #: 2025011090 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 73 PG 363 Abbreviated Description: Map Ref:MB 73 PG 363								
10	.19Mi.	**411 E MAIN ST**	06/16/2025	$380,000	$67	5593	11/4/2	1900	23,087 SF
		LAKE CITY, SC 29560-2117							
	APN: 80021-08-001 Document #: 2025007824 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 86 PG 373 Abbreviated Description: Map Ref:MB 86 PG 373City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
11	.31Mi.	**121 CAROLINA AVE**	05/20/2025	$375,000	$80	4651	10/5/2	1913	25,289 SF
		LAKE CITY, SC 29560-2103							
	APN: 80016-02-005 Document #: 2025006588 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 34,35 Subdivision: SB RODGERS PROPERTY Abbreviated Description: Lot:34,35 Subdivision:SB RODGERS PROPERTY City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
12	.44Mi.	**410 CHARLES ST**	04/25/2025	$210,000	$96	2184	7/3/2	1958	13,939 SF
		LAKE CITY, SC 29560-2140							
	APN: 80020-01-001 Document #: 2025005282 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2-4 Block: 1 MapRef: MB H PG 109 Abbreviated Description: Lot:2-4 Block:1 Map Ref:MB H PG 109City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
13	.14Mi.	**129 S LEXINGTON AVE**	04/25/2025	$139,900	$102	1370	6/3/1	1948	12,632 SF
		LAKE CITY, SC 29560-2825							
	APN: 80021-09-007 Document #: 2025005255 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 24,25 MapRef: MB E PG 299 Abbreviated Description: Lot:24,25 Map Ref:MB E PG 299City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
14	.06Mi.	**309 TAYLOR ST**	03/04/2025	$149,000	$131	1134	4/2/1	1915	SF
		LAKE CITY, SC 29560-2731							
	APN: 80017-03-004 Document #: 2025002698 Document Type: Price Code: D Land Use: Single Family Residential Legal: Subdivision: RUTLEDGE PARK MapRef: MB B PG 40 Abbreviated Description: Subdivision:RUTLEDGE PARK Map Ref:MB B PG 40City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								
15	.33Mi.	**611 RIVERS ST**	02/07/2025	$308,000	$145	2110	11/4/3	1980	23,522 SF
		LAKE CITY, SC 29560-2813							
	APN: 80021-13-016 Document #: 2025001566 Document Type: Price Code: D Land Use: Single Family Residential Legal: MapRef: MB 19 PG 91 Abbreviated Description: Map Ref:MB 19 PG 91City/Muni/Twp:CITY OF LAKE CITY City/Muni/Twp: CITY OF LAKE CITY								

Comparable Sales Chart

% Distribution Sales for Two Years



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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.

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.	**319 TAYLOR ST**	**05/16/2019**	$154,111	$6,163	2,754	9/3/3	1958	25,414 SF	
.02Mi.	**315 TAYLOR ST**	**01/19/2021**	$40,046	$1,601	919	7/3/1	1940	10,875 SF	
.03Mi.	**132 S BLANDING ST**	**01/29/2020**	$130,365	$5,214	3,184	9/4/3	1940	32,250 SF	
.04Mi.	**401 TAYLOR ST**	**02/10/2025**	$125,000	$5,000	2,366	7/3/2	1956	21,780 SF	
.04Mi.	**313 TAYLOR ST**	**01/31/2000**	$98,369	$3,934	1,829	6/3/2	1956	11,175 SF	
.05Mi.	**205 S BLANDING ST**	**07/02/2024**	$87,570	$3,502	3,112	10/6/4	1950	13,068 SF	
.06Mi.	**312 TAYLOR ST**	**03/16/2011**	$104,145	$4,165	3,060	3/1/1	1968		
.06Mi.	**407 TAYLOR ST**	**02/10/2025**	$109,464	$4,378	1,846	6/3/2	1950	22,216 SF	
.06Mi.	**309 TAYLOR ST**	**01/19/2021**	$36,850	$1,473	1,134	4/2/1	1915		
.06Mi.	**308 TAYLOR ST**	**01/19/2021**	$52,942	$2,117	1,514	7/3/1	1948	13,425 SF	
.07Mi.	**120 S BLANDING ST**	**05/07/2015**	$194,696	$7,787	2,332	9/5/2	1950	32,250 SF	
.07Mi.	**207 PINE ST**	**07/02/2024**	$39,671	$1,586	930	5/2/1	1940	5,625 SF	
.08Mi.	**411 TAYLOR ST**	**02/10/2025**	$147,900	$5,916	1,056	5/3/1	1960	11,280 SF	
.08Mi.	**306 TAYLOR ST**	**05/07/2015**	$84,846	$3,393	1,535	5/3/1	1955		
.08Mi.	**209 PINE ST**	**02/05/2016**	$38,677	$1,547	1,318	7/3/1	1940	5,625 SF	
.08Mi.	**118 S BLANDING ST**	**07/02/2024**	$84,098	$3,363	1,204	5/3/1	1964	14,620 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	53%

Demographics & Income

Median Age:	44.9 years old	Households:	5,332
Median Household Income:	$50,677	Households w/Family:	55%
Household Income Per Capita:	$26,715	Households w/Family Married:	29%
Most Common Education Level:	High School Graduate	Households w/Family Children:	24%

School District

School District Zone:	Florence School District 3	Students:	2,767
Number of Schools:	8	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.25Mi.	**Main Street Elementary School** Number of Students: 318 Student-Teacher Ratio: 19.31	B-	Public	3 - 6
1.98Mi.	**Lake City Early Childhood Center** Number of Students: 357 Student-Teacher Ratio: 15.32	NA	Public	PK - 2
1.74Mi.	**Lake City High School** Number of Students: 492 Student-Teacher Ratio: 13.93	D	Public	9 - 12
1.05Mi.	**Ronald E. Mcnair Junior High School** Number of Students: 275 Student-Teacher Ratio: 15.71	D	Public	7 - 8

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	107%	SIMILAR
BURGLARY	143%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	133%	NOTABLY HIGHER
FORCIBLE ROBBERY	82%	LOWER
AGGRAVATED ASSAULT	143%	NOTABLY HIGHER
FORCIBLE RAPE	143%	NOTABLY HIGHER
MURDER	133%	NOTABLY HIGHER
OVERALL	141%	NOTABLY HIGHER

Disaster Alerts

8/4/2024 - Hurricane Debby 8/4/2024 - Tropical Storm Debby 9/25/2024 - Hurricane Helene 1/21/2026 - Severe Winter Storm

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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