



LOCATION

Property Address	49 Broad St Charleston, SC 29401-2902
Subdivision	
County	Charleston County, SC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	458-09-03-054
Alternate Parcel ID	
Account Number	
District/Ward	City Of Charleston (Td 34,35,36,52,63,71,72,99)
2010 Census Trct/Blk	2/1
Assessor Roll Year	2022

PROPERTY SUMMARY

Property Type	Commercial
Land Use	General Commercial
Improvement Type	Office Building
Square Feet	6856

CURRENT OWNER

Name	Palmetto East LLC
Mailing Address	4024 Salt Pointe Pkwy North Charleston, SC 29405-8419

SCHOOL ZONE INFORMATION

Memminger School Of Global Studies: A University Partnership School	0.5 mi
Elementary: Pre K to 5	Distance
Simmons Pinckney Middle School	1.8 mi
Middle: 6 to 8	Distance
Burke High School	1.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 03/27/2023

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/15/2002	\$1,200,000	Palmetto East LLC				A400/085
3/31/1999	\$5	Forty Nine Broad Street Lp			2	B325/049

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2022	Assessment Year	2022	City Of Charleston	84.3
Appraised Land	\$489,240	Assessed Land	\$27,410	Charleston County	213.6
Appraised Improvements	\$1,586,760	Assessed Improvements	\$88,910		
Total Tax Appraisal	\$2,076,000	Total Assessment	\$116,320		
Assessment Rate	6.00%	Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2022	\$7,984.00	\$4,354.00	\$30,888.00
2021	\$7,906.00	\$4,780.00	\$30,504.00
2020	\$8,041.59	\$5,013.39	\$30,279.49
2019	\$7,292.94	\$4,531.57	\$27,644.42
2018	\$7,023.22	\$4,531.57	\$27,020.67
2017	\$7,023.22	\$4,514.71	\$26,396.91
2016	\$7,023.22	\$4,548.43	\$25,530.40
2015	\$6,837.78	\$4,531.57	\$24,357.06
2014	\$6,372.52	\$3,720.64	\$21,953.76
2013	\$6,418.72	\$3,720.64	\$21,999.96

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Office Building	Condition	Average	Units
Year Built	1741	Effective Year	1981	Stories 2.6
BRs		Baths	F H	Rooms

Total Sq. Ft. 6,856

Building Square Feet (Living Space) Building Square Feet (Other)

- CONSTRUCTION

Quality	Roof Framing
Shape	Roof Cover Deck
Partitions	Cabinet Millwork
Common Wall	Floor Finish
Foundation	Interior Finish
Floor System	Air Conditioning
Exterior Wall	Heat Type
Structural Framing	Bathroom Tile
Fireplace	Plumbing Fixtures

- OTHER

Occupancy Building Data Source

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	General Commercial	Lot Dimensions
Block/Lot		Lot Square Feet 2,610
Latitude/Longitude	32.776436°/-79.929382°	Acreage 0.06

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type
Electric Source	Topography
Water Source	District Trend
Sewer Source	Special School District 1
Zoning Code	Special School District 2
Owner Type	

LEGAL DESCRIPTION

Subdivision	Plat Book/Page
Block/Lot	District/Ward
Description	49 Broad & Church
	City Of Charleston (Td 34,35,36,52,63,71,72,99)

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	45019C0518K	01/29/2021

LISTING ARCHIVE

No Listings found for this parcel.

X Zone - NO FLOOD INSURANCE Req'd for mortgage

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Rent Roll

Exported On: 2023-04-12 09:02:39 -0400

Properties: 49B - 49 Broad Street Charleston, SC 29401

Units: Active

As of: 04/12/2023

Include Non-Revenue Units: No

SQFT

2,061

1,150

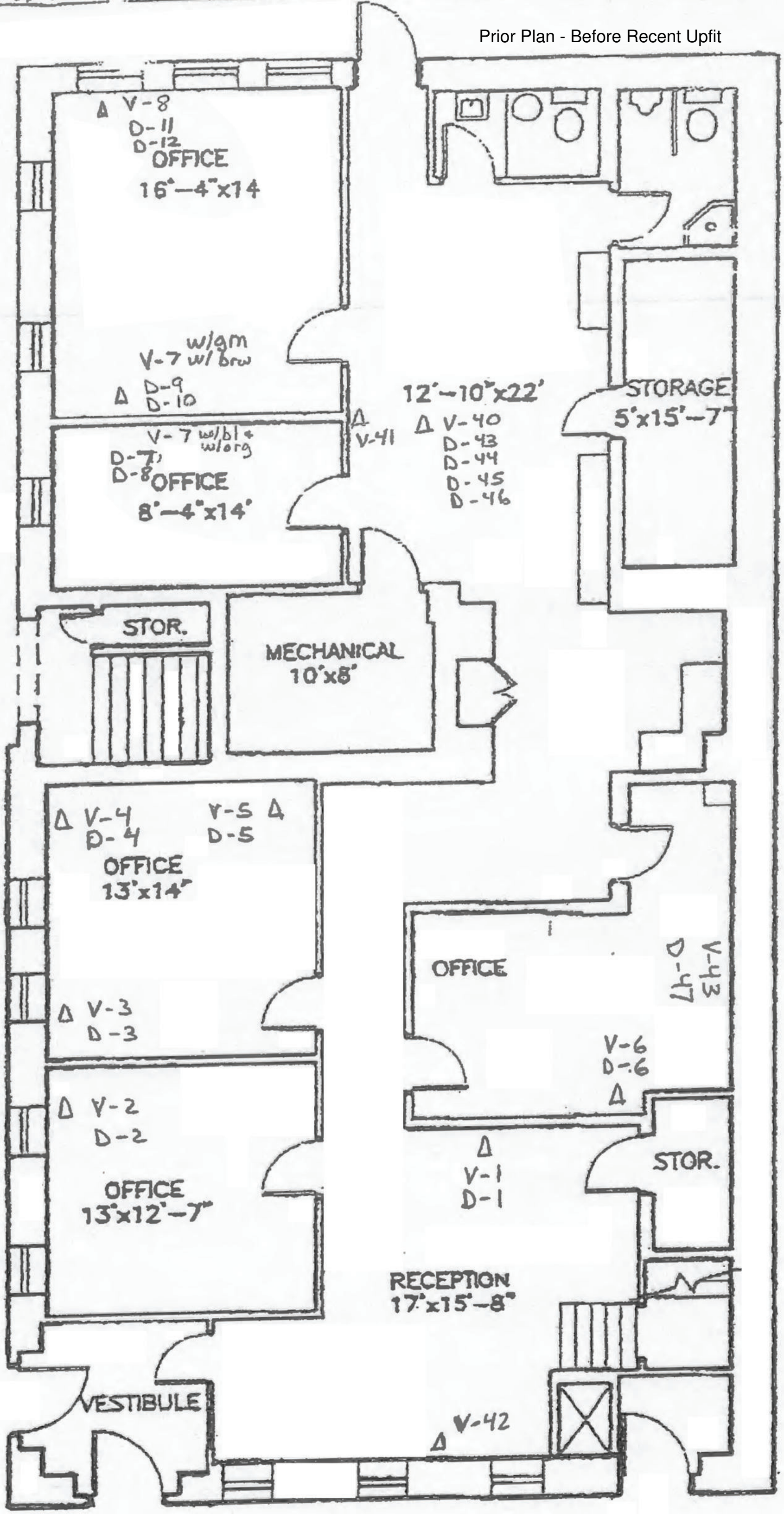
829

1,165

Unit	Tenant	Rent	Deposit	Lease From	Lease To
49B - 49 Broad Street Charleston, SC 29401					
Ste 101		5,152.50	5,152.50	12/01/2022	05/31/2026
Ste 201		2,800.00	2,800.00	08/01/2022	06/30/2023
Ste 201, Annex		2,060.00	1,800.00	08/01/2022	01/31/2024
3rd FL		3,200.00	3,000.00	01/01/2023	05/31/2024
4 Units		13,212.50	12,752.50		
Total 4 Units		13,212.50	12,752.50		

--Asked to extend to Dec. 2023

--Right to terminate w/
90 day notice after 5/13/2023.



V-26 Δ
D-26
D-27

Δ V-28
D-28
D-29

OFFICE
19'x16'

Δ V-30
D-30
OFFICE
12'x8'-4"

VESTIBULE
8'-9"x8'-3"

Δ V-2-E
D-23
D-24
D-25

CONFERENCE
13'x21'

V-25E Δ
D-14
D-15
D-16
D-17
16'x17'-7"

V-39
Δ D-40 D-42
D-41

Δ V-36
D-37
D-38

Δ V-2-D
D-21
D-22
OFFICE
20'-2"x14'-4"

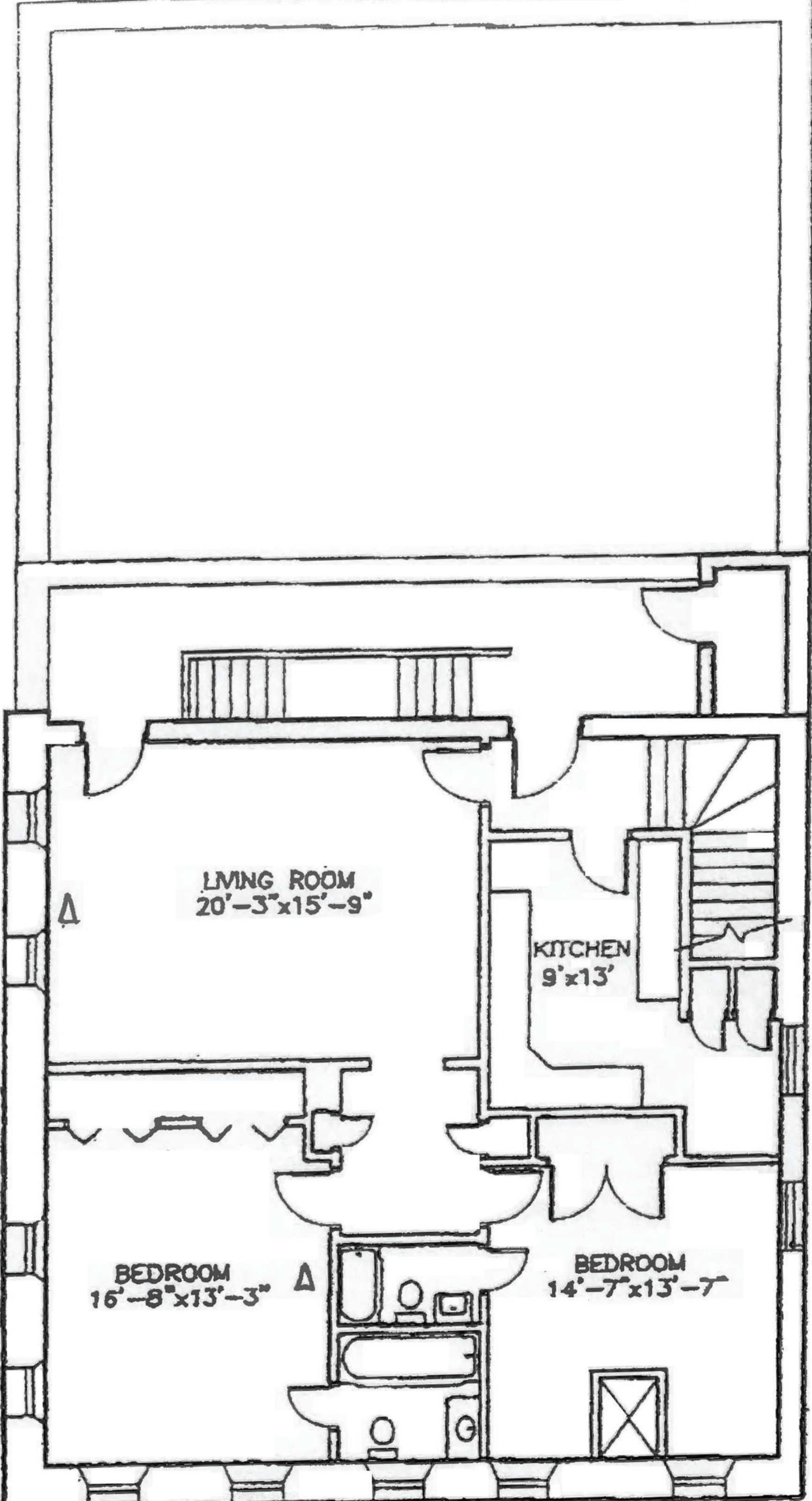
V-2-C
Δ D-18
D-19

D-31 Δ
D-32
V-2B Δ
D-13

OFFICE
8'-10"x17'-8"

Δ V-33
D-34
D-35

Δ V-44
D-48



LIVING ROOM
20'-3" x 15'-9"

KITCHEN
9' x 13'

BEDROOM
16'-8" x 13'-3"

BEDROOM
14'-7" x 13'-7"

Δ

Δ

G

49 Broad Utilities Information

Third Floor

- Gas Account for service address 109 Church
- Electric Account for service address 49 Broad

Annex

- Gas Account for service address 49 Broad
- Electric on main building service; not separately metered (see below)

Main Building

- Gas & Electric Accounts for service address 49 Broad
- Annex is on this electric meter