

BBR HOLDINGS, LLC

203 S RAILROAD ST
2000191579

Reval Year: 2019 Tax Year: 2024
Appraised By: on 12/08/2009 00081 MICRO CITY

COUNTY TAX (100), MICRO F/D (1), MICRO TAX (99)
76/311

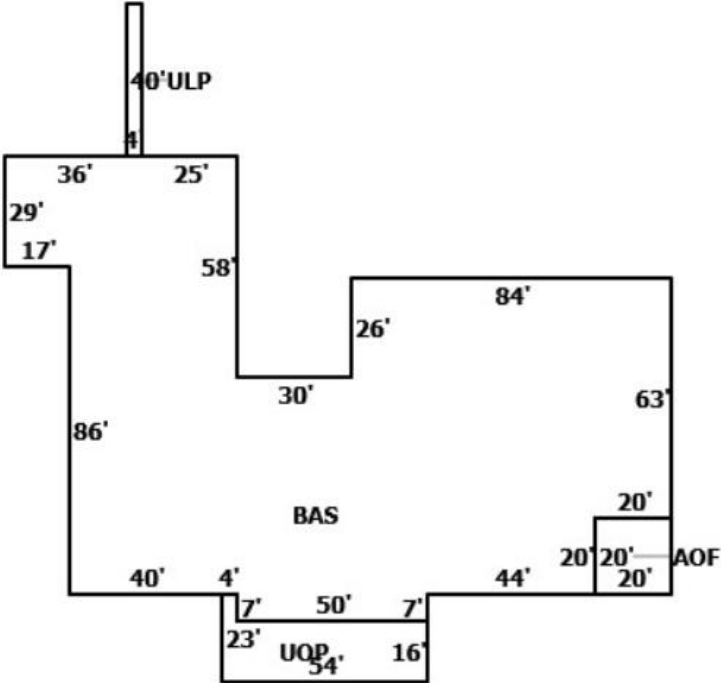
PLAT: 76/311 UNIQ ID 415845
MICRO SUMMIT PROCESSORS ID NO: 263507-59-8754
CARD NO. 1 of 3
3.3900 AC
TW-10 CI-56 FR-24

Parcel ID: 10-0-06-007-

SPLIT FROM ID

SRC= Inspection
AT- LAST ACTION 20180919

CONSTRUCTION DETAIL				
Foundation	4			
Spread Footing	8.00			
Sub Floor System	2			
Slab on Grade	8.00			
Exterior Walls	27			
Prefinished Metal	39.00			
Exterior Walls	11			
Concrete Block	0.00			
Roofing Structure	10			
Steel Frame or Truss	18.00			
Roofing Cover	06			
Rubberized	10.00			
Interior Wall Construction	6			
Custom Interior	20.00			
Interior Floor Cover	04			
Concrete Tapered	4.00			
Heating Fuel	03			
Gas	1.00			
Heating Type	04			
Forced Air - Ducted	7.00			
Air Conditioning Type	04			
Packaged Roof Top	8.00			
Commercial Heat & Air	3			
Split Units	0.00			
Structural Frame	06			
Steel	15.00			
Ceiling & Insulation	07			
Not Suspended - Ceiling and Wall	7.00			
Insulated				
Floor Number	1			
Floor	0.00			
Plumbing Fixtures				
15.00				5.000
TOTAL POINT VALUE				150.000
BUILDING ADJUSTMENTS				
Non-Std Wall Height	18	Non-Std Wall Height		1.08
Quality	6	B		1.20
Shape/Design	3	MARKET FACTOR 1.04		1.04
Size	Size	Size		1.05
TOTAL ADJUSTMENT FACTOR				1.420
TOTAL QUALITY INDEX				213



DEPR. BUILDING VALUE - CARD		1,882,840
DEPR. OB/XF VALUE - CARD		11,130
MARKET LAND VALUE - CARD		182,950
TOTAL MARKET VALUE - CARD		2,076,920
TOTAL APPRAISED VALUE - CARD		2,076,920
TOTAL APPRAISED VALUE - PARCEL		2,228,400
TOTAL PRESENT USE VALUE - LAND		0
TOTAL VALUE DEFERRED - PARCEL		0
TOTAL TAXABLE VALUE - PARCEL		2,228,400
PRIOR		PERMIT
BUILDING VALUE	1,843,280	CODE DATE NO. WT.
OBXF VALUE	12,690	D 01/31/2011 49031
LAND VALUE	182,950	D 03/01/2006 40330
PRESENT USE VALUE	0	D 03/01/2006 03761
DEFERRED VALUE	0	D 09/01/2002 #2366
TOTAL VALUE	2,038,920	D 08/01/2001 #1870

SALES DATA							
OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE		
BOOK	PAGE	MO	YR	TYPE	SALES PRICE		
04742	0725	4	2016	WD	U	I	1,369,000
03930	0551	12	2010	WD	U	I	0
03878	0624	8	2010	TD*	U	I	327,000
03076	0817	3	2006	WD*	U	I	116,500
02350	0722	12	2002	CD*	U	I	0
02331	0675	11	2002	WD*	U	I	30,000
02064	0042	5	2001	WD*	U	I	0

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
AOF	400	200	117920	87	WALKWAY		215	4	860	4.00	100.00	1	2006	2006	S5		35	1200
BAS	14,185	100	2090869	83	TRUCK WELL		0	0	945	12.90	100.00	1	2006	2006	S2		74	9020
ULP	160	030	7075	A4	CHAIN FENC		0	0	191	11.95	100.00	1	2007	2007	S5		40	910
UOP	892	040	52622	TOTAL OB/XF VALUE														11130
SUBAREA TOTALS																		
				15,637	2,268,486													

BLDG DIMENSIONS BAS=W84S26W30N58W25W36S29E17S86E40E4S7E50N7E44N20E20N63Area:14185;ULP=N40W4S40E4Area:160;UOP=S23E54N16W50N7W4Area:892;AOF=E20N20W20S20Area:400;TotalArea:15637

LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
C PRM SITE	0700	RES	0	0	1.0000	0	1.0000			1.50	96270.000	SF	1.000	1.50	144405	0		
C SEC SITE	0701	RES	0	0	1.0000	0	1.0000			0.75	51398.000	SF	1.000	0.75	38549	0		
TOTAL MARKET LAND DATA																182954		
TOTAL PRESENT USE DATA																		

10-0-06-007- (9175195) Group:0

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003 RAILROAD ST 2000191579										COUNTY TAX (100), MICRO F/D (1), MICRO TAX (99) 76/311										CARD NO. 2 of 3 3.3900 AC TW-10 CI-56 FR-24										PLAT: 76/311 UNIQ ID 415845 ID NO: 263507-59-8754										SPLIT FROM ID															
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CONSTRUCTION DETAIL										MARKET VALUE										DEPRECIATION										CORRELATION OF VALUE																									
Foundation	4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM												0.21000												CREDENCE TO																					
Spread Footing	8.00	48	06	1,000	109	39.79	39790	2006	2006	% GOOD												79.0												MARKET																					
Sub Floor System	2	TYPE: WAREHOUSE STYLE: 1 - 1.0 Story																				Warehouse/Industrial												DEPR. BUILDING VALUE - CARD																					
Slab on Grade	8.00																																	DEPR. OB/XF VALUE - CARD																					
Exterior Walls	24																																	MARKET LAND VALUE - CARD																					
Modular Metal	20.00																																	TOTAL MARKET VALUE - CARD																					
Roofing Structure	10																																																						
Steel Frame or Truss	18.00																																																						

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CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION		CORRELATION OF VALUE									
Foundation	4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.17000	CREDENCE TO	MARKET							
Spread Footing	8.00	44	06	2,459	85	58.82	144638	2006	2006	% GOOD		83.0									
Sub Floor System	3	TYPE: PACKING PLNT/FOOD PROCESS								Warehouse/Industrial											
Slab Above Grade	15.00	STYLE: 1 - 1.0 Story								60' BAS 40' 28' ULP 7'											
Exterior Walls	01																				
Siding Minimim/None	5.00																				
Roofing Structure	10																				
Steel Frame or Truss	18.00																				
Roofing Cover	12																				
Metal Prefinished	8.00																				
Interior Wall Construction	1																				
Masonry or Minimum	2.00																				
Interior Floor Cover	04																				
Concrete Tapered	4.00																				
Heating Fuel	01																				
None	0.00																				
Heating Type	01																				
None	0.00																				
Air Conditioning Type	01																				
None	0.00																				
Commercial Heat & Air	1																				
None	0.00																				
Structural Frame	06																				
Steel	15.00																				
Ceiling & Insulation	12																				
No Ceiling - No Insulation	0.00																				
TOTAL POINT VALUE	75.000																				
BUILDING ADJUSTMENTS																					
Non-Std Wall Height	16	Non-Std Wall Height	1.04																		
Quality	2	C-10	0.90																		
Shape/Design	1	MARKET FACTOR	1.00																		
Size	Size	Size	1.21																		
TOTAL ADJUSTMENT FACTOR			1.130																		
TOTAL QUALITY INDEX			85																		

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