SIMPLE FAST SALE LLC — **Parcel ID: 01-0224- -01-023-**

10119 MCCOLL RD — PLAT: / UNIQ ID 11080 — SPLIT FROM ID

909989 — ID NO:

COUNTY TAX (100), SCHOOL TAX (100), SW AVAILABILITY FEE (1)

Reval Year: 2026 Tax Year: 2026 — PT #49 H B REVELS — CARD NO. 1 of 1 — SRC= Owner

Appraised By 12 on 10/30/2025 2026 — MCRD MCCOLL ROAD — 0.7000 AC — TW-01 CI-L FR-06 — **EX-** — AT- — LAST ACTION 20260226

CONSTRUCTION DETAIL

Foundation	4
Spread Footing	0.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	8.00
Exterior Walls	09
Wood on Sheathing or Plywood	25.00
Exterior Walls	11
Concrete Block	0.00
Roofing Structure	04
Hip	10.00
Roofing Cover	01
Min. Roofing (Corr. or SH. M.)	2.00
Interior Wall Construction	5
Drywall/Sheetrock	20.00
Interior Floor Cover	12
Hardwood	14.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	2.50
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
3/1/0	8.000
Bedrooms	
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	90.500

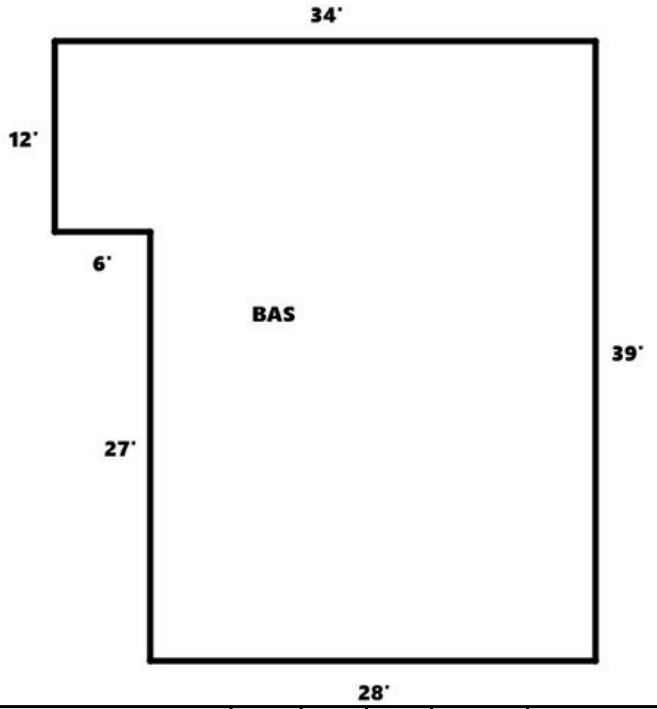
BUILDING ADJUSTMENTS

Quality	3	Average	1.00
Shape/Design	3	Slight Irregular	1.02
Size	Size	Size	1.05
TOTAL ADJUSTMENT FACTOR			1.070
TOTAL QUALITY INDEX			97

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
01	01	1,164	97	112.52	130973	1985	1950

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 Story



DEPRECIATION

NORM	0.49000
% GOOD	51.0

Single Family Residential

CORRELATION OF VALUE

CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	66,800
DEPR. OB/XF VALUE - CARD	2,220
MARKET LAND VALUE - CARD	14,560
TOTAL MARKET VALUE - CARD	83,580
TOTAL APPRAISED VALUE - CARD	83,580
TOTAL APPRAISED VALUE - PARCEL	83,580
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	83,580

PRIOR APPRAISAL

BUILDING VALUE	8,910
OBXF VALUE	0
LAND VALUE	8,740
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	17,650

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01785	0335	2	2024	WD	P	I	4,000
01327	0069	12	2011	QD	C	I	0
00591	0017	1	1900		U	V	0

HEATED AREA 1,164

NOTES

6435

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,164	100	130973
SUBAREA TOTALS	1,164		130,973

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
01	STORAGE		8	10	80	44.00	100.00	_	2003	2003	30		35	1230
01	STORAGE		8	8	64	44.00	100.00	_	2003	2003	30		35	990
TOTAL OB/XF VALUE														2220

BLDG DIMENSIONS BAS=W34S12E6S27E28N39Area:1164;TotalArea:1164

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
0120	0120	R6	0	0	2.6000	4	0.8000	-15 -30 +00 +00 +25	PD	10,000.00	0.700	AC	2.080	20,800.00	14560	0	SEWER
TOTAL MARKET LAND DATA											0.7				14560		
TOTAL PRESENT USE DATA																	