

THE NANTAHALA TRUST

532 TSALI XING N
538479

PLAT: 4/3015 UNIQ ID 38922
ID NO:

Parcel ID: 6631-00-14-2374-

SPLIT FROM ID 1044

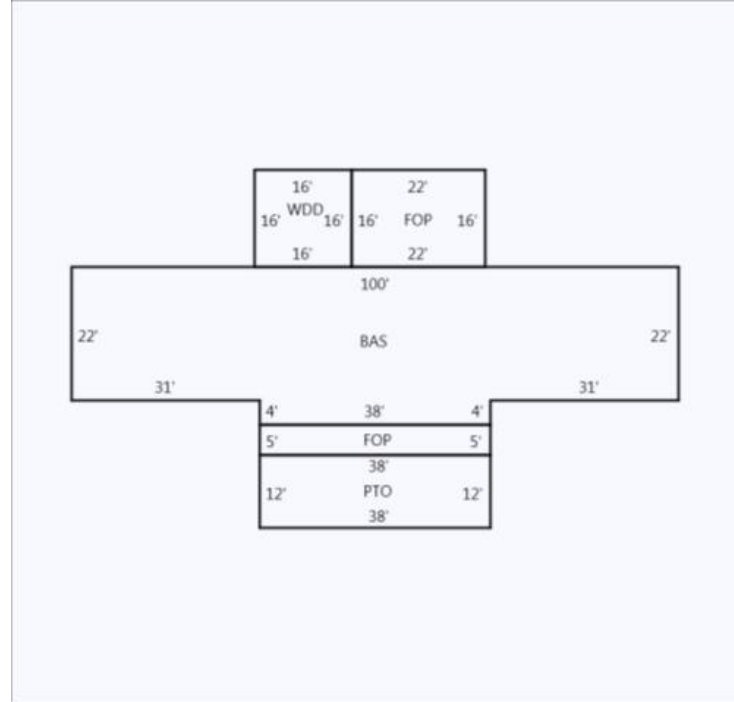
Reval Year: 2021 Tax Year: 2027
Appraised By 05 on 02/26/2021 30800 ROCKLEDGE/NANTAHALA RIVER CLUB

CARD NO. 1 of 1
2.3780 AC
TW-30 CI- FR-TN

SRC=
AT- LAST ACTION 20210226

CONSTRUCTION DETAIL										MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			NORM	0.05000	CREDENCE TO MARKET					

Foundation	3																		
Continuous/Footing	5.00	01R	01	4,289	152	138.32	612004	2016	2016	% GOOD	95.0								
Sub Floor System	2	TYPE: SINGLE FAMILY RESIDENTIAL-RURAL																	
Slab on Grade-Residential/Commercial	5.00	STYLE: 1 - 1.0 STORY																	
Exterior Walls	08																		
Masonite on Sheathing	28.00																		
Exterior Walls	22																		
Stone/Marble	0.00																		
Roofing Structure	06																		
Irregular/Cathedral	14.00																		
Roofing Cover	12																		
Metal, Pre-Finish	14.00																		
Interior Wall Construction	7																		
Wood/T&G	30.00																		
Interior Floor Cover	12																		
Hardwood	11.00																		
Interior Floor Cover	11																		
Ceramic Tile	0.00																		
Heating Fuel	04																		
Electric	2.00																		
Heating Type	10																		
Heat Pump	4.00																		
Air Conditioning Type	03																		
Central	5.00																		
Bedrooms/Bathrooms/Half-Bathrooms	3/4/1	15.000																	
Bedrooms	BAS - 2 FUS - 0 LL - 1																		
Bathrooms	BAS - 2 FUS - 0 LL - 2																		
Half-Bathrooms	BAS - 1 FUS - 0 LL - 0																		
Office	BAS - 0 FUS - 0 LL - 0	0																	
TOTAL POINT VALUE		133.000																	



DEPR. BUILDING VALUE - CARD		581,400					
DEPR. OB/XF VALUE - CARD		9,600					
MARKET LAND VALUE - CARD		150,000					
TOTAL MARKET VALUE - CARD		741,000					
TOTAL APPRAISED VALUE - CARD		741,000					
TOTAL APPRAISED VALUE - PARCEL		741,000					
TOTAL PRESENT USE VALUE - LAND		0					
TOTAL VALUE DEFERRED - PARCEL		0					
TOTAL TAXABLE VALUE - PARCEL \$		741,000					
PRIOR APPRAISAL							
BUILDING VALUE	581,400	CODE	DATE	NO.			
OBXF VALUE	9,600						
LAND VALUE	150,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	741,000						
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
0436	0179	1	2016	WD	Q	V	60,000
0456	0073	2	2018	WD	C	I	0
0451	0388	8	2017	WD	C	I	0
0004	3015	1	2016	PL	X	V	0
HEATED AREA 4,110							
NOTES							
GEN:NEW HOME,2016 PERMIT#160075							

BUILDING ADJUSTMENTS			
Quality	5	GOOD/CU STOM	1.25
Shape/Design	3	Slight Irregular	1.05
Size	Size	Size	0.87
TOTAL ADJUSTMENT FACTOR		1.140	
TOTAL QUALITY INDEX		152	

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	2,352	100	325329	07	B	POOL/CON	1.000	20	10	200	64.00	100.00	_	0.00	2016	2016	S5		75	9600	
FGD*	594	045	36931																		
FOP	542	035	26281																		
LLF*	1,758	080	194478																		
PTO	456	005	3181																		
WDD	256	020	7054																		
FIREPLACE	7 - 2 or more Mass/Stone		18,750																		
SUBAREA TOTALS	5,958		612,004																		
BLDG DIMENSIONS				BAS=W31N22E100S22W31S4W38N4Area:2352;WDD=E16N16W16S16Area:256;FOP=N16E22S16W22Area:352;FGD=Area:594;FOP=E38S5W38N5Area:190;LLF=Area:1758;PTO=S12E38N12W38Area:456;TotalArea:5958																	

TOTAL OB/XF VALUE																				
																				9600

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
SINGLE FAMILY RESIDENTIAL MOUNTAIN/WATER VIEW	0109		0	0	1.0000	0	1.5000	+00 +00 +00 +00 +00 +SIZE/+LC/-TOPO	RP	100,000.00	1.000	LT	1.500	150,000.00	150000	0	
TOTAL MARKET LAND DATA															150000		
TOTAL PRESENT USE DATA																	