

**MARTIN MELANIE**

NANTAHALA RIVER CLUB  
538243

PLAT: 00004/02372 UNIQ ID 39161  
ID NO:

**Parcel ID: 6631-00-14-3650-**

SPLIT FROM ID 38089

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

COUNTY TAX (100)

30-NR-NANT RIVER CLUB LTS 25 PH2

CARD NO. 1 of 1  
3.3650 AC  
TW-30 CI- FR-TN

SRC=  
AT- LAST ACTION 20210303

CONSTRUCTION DETAIL										MARKET VALUE				DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	CREDENCE TO			MARKET						
0	97V	00																		
BUILDING ADJUSTMENTS										% GOOD				DEPR. BUILDING VALUE - CARD						
TOTAL ADJUSTMENT FACTOR	VACANT LAND									0				DEPR. OB/XF VALUE - CARD						
TOTAL QUALITY INDEX	STYLE:									0				175,000						
										TOTAL MARKET VALUE - CARD				175,000						
										TOTAL APPRAISED VALUE - CARD				175,000						
										TOTAL APPRAISED VALUE - PARCEL				175,000						
										TOTAL PRESENT USE VALUE - LAND				0						
										TOTAL VALUE DEFERRED - PARCEL				0						
										TOTAL TAXABLE VALUE - PARCEL \$				175,000						
PRIOR APPRAISAL										PERMIT										
BUILDING VALUE	0									CODE	DATE	NO.								
OBXF VALUE	0																			
LAND VALUE	175,000																			
PRESENT USE VALUE	0																			
DEFERRED VALUE	0									ROUT: WTRSHD:										
TOTAL VALUE	175,000																			
SALES DATA																				
OFF. RECORD	DATE	DEED	INDICATE																	
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE													
0452	0757	10	2017	WD	Q	V	160,000													
HEATED AREA																				
NOTES																				
GEN:BEOR NO CHANGE,2018																				

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
SUBAREA																					
TOTALS				0		TOTAL OB/XF VALUE															

**BLDG DIMENSIONS**

**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	1.7500	+00 +00 +00 +00 +75 LC/SIZE-3.3650 AC	RP	100,000.00	1.000	LT	1.750	175,000.00	175000		1.000AC

<b>TOTAL MARKET LAND DATA</b>															175000		
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<b>TOTAL PRESENT USE DATA</b>																	
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6631-00-14-3650- 5/18/2026 3:39:01 AM.