

A & B ELITE PROPERTIES LLC A FLORIDA LIMITED LIABILITY CO

252 TSLAI POINT CROSSING N
544081

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

COUNTY TAX (100), RESIDENTIAL FEE (1)
30-NR-NANT RIVER CLUB LTS 24 PH2

PLAT: 00004/02372 UNIQ ID 38089
WATER VIEW ID NO:
CARD NO. 1 of 1
3.6590 AC
TW-30 CI- FR-TN

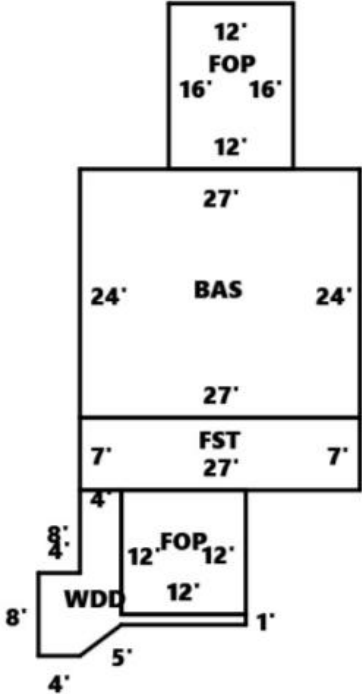
Parcel ID: 6631-00-14-3776-

SPLIT FROM ID 38088

SRC=
AT- LAST ACTION 20251120

CONSTRUCTION DETAIL	
Foundation	5
Special Footing	12.00
Sub Floor System	4
Plywood	8.00
Exterior Walls	07
Cement Fiber Siding	22.00
Roofing Structure	04
Hip	8.00
Roofing Cover	10
310 Shingle	10.00
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	2/2/1
Bedrooms	12.000
BAS - 0 FUS - 2 LL - 0	
Bathrooms	
BAS - 0 FUS - 2 LL - 0	
Half-Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	124.000
BUILDING ADJUSTMENTS	
Quality	5
GOOD/CU STOM	1.25
Shape/Design	5
Irregular	1.15
Size	Size
Size	0.99
TOTAL ADJUSTMENT FACTOR	1.420
TOTAL QUALITY INDEX	176

MARKET VALUE								DEPRECIATION		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.05000
01R	01	2,047	176	160.16	330847	2016	2016	% GOOD		95.0
TYPE: SINGLE FAMILY RESIDENTIAL-RURAL								Single Family Residential		
STYLE: 3 - 2.0 STORIES										



SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	648	100	103784	19	B	SPA/TUB		0	0	1	8,500.00	0.00	-		2015	2015	S5		70	5950
FOP	192	035	10731																	
FOP*	336	035	18899	04	B	PATIO		12	12	144	10.90	0.00	-		2015	2015	S5		70	1099
FST	189	050	15215																	
FUS*	924	090	133253																	
MOP*	648	040	41481																	
WDD*	142	020	4484																	
FIREPLACE 2 - PreFab			3,000																	
SUBAREA TOTALS	3,079		330,847																	
BLDG DIMENSIONS	BAS=N24E27S24W27Area:648;FOP=E12N12W12S12Area:144;WDD=W4S8W4S8E4NE@36.87-5E12N1W12N12Area:102;MOP=Area:648;FOP=Area:192;FUS=Area:924;WDD=Area:20;WDD=Area:20;FOP=N16E12S16W12Area:192;FST=S7E27N7W27Area:189;TotalArea:3079																			

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/VA TER VIEW	0109		0	0	1.0000	0	2.0000	+00 +00 +00 +00 +100 SIZE-3.6590 AC	RP	100,000.00	1.000	LT	2.000	200,000.00	200000	0	1.000AC
TOTAL MARKET LAND DATA															200000		
TOTAL PRESENT USE DATA																	

6631-00-14-3776-

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