

**ROCKLEDGE PARTNERS LLC**

235 FONTANA LAKE WAY  
535572

PLAT: 00004/03842 UNIQ ID 1050  
ID NO:

**Parcel ID: 6631-00-24-8031-**

SPLIT FROM ID

Reval Year: 2021 Tax Year: 2027  
Appraised By 09 on 04/08/2022 30800 ROCKLEDGE/NANTAHALA RIVER CLUB

COUNTY TAX (100)  
30-NR-1796-WATIA

CARD NO. 1 of 1  
3.9800 AC  
TW-30 CI- FR-TN

SRC= Pictometry Review  
AT- LAST ACTION 20220425

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											
TOTAL ADJUSTMENT FACTOR	VACANT LAND										DEPR. BUILDING VALUE - CARD				
0	STYLE:										7,900				
TOTAL QUALITY INDEX											DEPR. OB/XF VALUE - CARD				
0											112,240				
											TOTAL MARKET VALUE - CARD				
											120,140				
											TOTAL APPRAISED VALUE - CARD				
											120,140				
											TOTAL APPRAISED VALUE - PARCEL				
											120,140				
											TOTAL PRESENT USE VALUE - LAND				
											0				
											TOTAL VALUE DEFERRED - PARCEL				
											0				
											TOTAL TAXABLE VALUE - PARCEL \$				
											120,140				
PRIOR APPRAISAL						PERMIT									
BUILDING VALUE	0	CODE	DATE	NO.											
OBXF VALUE	7,900														
LAND VALUE	205,160														
PRESENT USE VALUE	0														
DEFERRED VALUE	0					ROUT: WTRSHD:									
TOTAL VALUE	213,060														
SALES DATA															
OFF. RECORD	DATE	DEED	INDICATE												
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE								
0274	0131	6	2003		Q	V	525,500								
0406	0971	11	2012	QC	I	V	0								
0328	0367	5	2006		X	V	2,900,000								
HEATED AREA															
NOTES															

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		RPL CS	E4	C	Sec Gates	1.000	0	0	1	10,000.00	100.00			2000	2000	S1		79	7900
SUBAREA TOTALS				0																
BLDG DIMENSIONS				TOTAL OB/XF VALUE																
				7900																

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 VIEW	0121		0	0	1.4050	4	1.0000	+00 +00 +00 +00 +00	RP	20,000.00	3.980	AC	1.410	28,200.00	112236		1.000AC
TOTAL MARKET LAND DATA											3.98				112236		
TOTAL PRESENT USE DATA																	