

GUARDIAN MANUFACTURING LLC FLORIDA LIMITED LIABILITY CO

172 HAWKS RIDGE
543735

PLAT: 00004/03929 UNIQ ID 39921
ID NO:

Parcel ID: 6631-00-43-5443-

SPLIT FROM ID 1050

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 NANTAHALA RIVER CLUB LT 34

CARD NO. 1 of 1
4.6400 AC
TW-30 CI- FR-TN

SRC= Estimated
AT- LAST ACTION 20251202

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE			
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		CREDESCENCE TO	MARKET			
0	97V	00														
BUILDING ADJUSTMENTS				% GOOD												
TOTAL ADJUSTMENT FACTOR	VACANT LAND									DEPR. BUILDING VALUE - CARD						
0	STYLE:									0						
TOTAL QUALITY INDEX										DEPR. OB/XF VALUE - CARD						
0										200,000						
												TOTAL MARKET VALUE - CARD		200,000		
												TOTAL APPRAISED VALUE - CARD		200,000		
												TOTAL APPRAISED VALUE - PARCEL		200,000		
												TOTAL PRESENT USE VALUE - LAND		0		
												TOTAL VALUE DEFERRED - PARCEL		0		
												TOTAL TAXABLE VALUE - PARCEL \$		200,000		
PRIOR APPRAISAL				PERMIT												
BUILDING VALUE	0	CODE	DATE	NO.												
OBXF VALUE	0															
LAND VALUE	0															
PRESENT USE VALUE	0															
DEFERRED VALUE	0	ROUT: WTRSHD:														
TOTAL VALUE	0															
SALES DATA																
OFF. RECORD	DATE	DEED	INDICATE													
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE									
0543	0171	6	2025	WD	Q	V	250,000									
0508	0777	5	2022	WD	Q	V	190,000									
0004	3929	4	2022	PL	X	V	0									
0406	0971	11	2012	QC	I	V	0									
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	
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	2.0000	+00 +00 +50 +00 +50 SIZE/LC	RP	100,000.00	1.000	LT	2.000	200,000.00	200000		
TOTAL MARKET LAND DATA															200000		
TOTAL PRESENT USE DATA																	

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5/18/2026 7:10:32 AM.