

WATERSON TAMMY RENA & WATERSON WILL

319 BLUE RIDGE PKWY
542336

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 11/12/2020 31600 NANTAHAL VILLAGE/VILLAGE COVE

COUNTY TAX (100), OVRNGT RENT FEE (1)
30-NB-4440-AB-NANT VILLAGE PRESERVE LT 53

PLAT: 00004/02030 UNIQ ID 1705
CABIN 53 ID NO:
CARD NO. 1 of 1
0.0600 AC
TW-30 CI- FR-TN

Parcel ID: 6641-00-15-7685-

SPLIT FROM ID

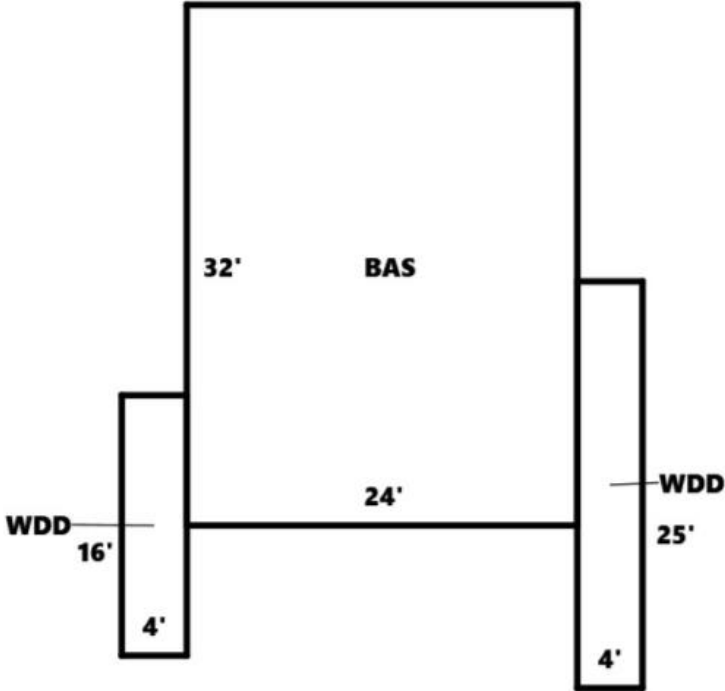
SRC= Pictometry Review
AT- LAST ACTION 20230615

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE		
Foundation	2	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.21000	CREDENCE TO	MARKET
Piers	2.00	01	01	801	148	134.68	122068	2000	1965	% GOOD		79.0		

TYPE: SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 STORY

Single Family Residential

Exterior Walls	17
Cedar,Redwood or D-Log Siding	25.00
Roofing Structure	14
VAULT/TREY	12.00
Roofing Cover	03
Asphalt/Composition Shingle	8.00
Interior Wall Construction	7
Wood/T&G	30.00
Interior Floor Cover	12
Hardwood	10.00
Heating Fuel	04
Electric	2.00
Heating Type	13
Mini Split/HP W/Unit	3.00
Air Conditioning Type	06
Mini-Split	4.00
Bedrooms/Bathrooms/Half-Bathrooms	2/1/0
Bedrooms	7.000
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 1 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	111.000
BUILDING ADJUSTMENTS	
Quality	4
Shape/Design	2
Size	Size
TOTAL ADJUSTMENT FACTOR	1.330
TOTAL QUALITY INDEX	148



DEPR. BUILDING VALUE - CARD	96,430
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	47,250
TOTAL MARKET VALUE - CARD	143,680

TOTAL APPRAISED VALUE - CARD	143,680
TOTAL APPRAISED VALUE - PARCEL	143,680

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	143,680

PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	96,430	CODE	DATE	NO.			
OBXF VALUE	0						
LAND VALUE	47,250						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	143,680						

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0520	0144	5	2023	WD	Q	I	225,000
0498	0947	10	2021	WD	Q	I	168,000
0431	0592	7	2015	SWD	A	I	2,436,000
0421	0736	5	2014	WD	I	I	0
0404	0607	8	2012	TD	I	I	0
0359	0938	4	2008		X	V	0
0339	0948	1	2007		X	V	0

HEATED AREA 768

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	PCT	RPL CS																	
BAS	768	100	103434	TOTAL OB/XF VALUE																
WDD	164	020	4444																	

FIREPLACE	6 - 1	Massive/Stone	14,190
SUBAREA TOTALS	932		122,068

BLDG DIMENSIONS|BAS=N32E24S32W24Area:768;WDD=E4S25W4N25Area:100;WDD=W4S16E4N16Area:64;TotalArea:932

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SINGLE FAMILY RESIDENTIAL	0100		0	0	1.0000	0	1.0500	+00 +00 +05 +00 +00	RG	45,000.00	1.000	LT	1.050	47,250.00	47250	0	

TOTAL MARKET LAND DATA															47250		
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TOTAL PRESENT USE DATA																	
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