

SUNRISE SUMMIT LLC

157 BLUE RIDGE PKWY
542958

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

COUNTY TAX (100), OVRNGT RENT FEE (2)
30-NB-4440-AB-NANT VILLAGE INN LT 44

PLAT: 00004/02030 UNIQ ID 1751
LOT #44 A & B ID NO:

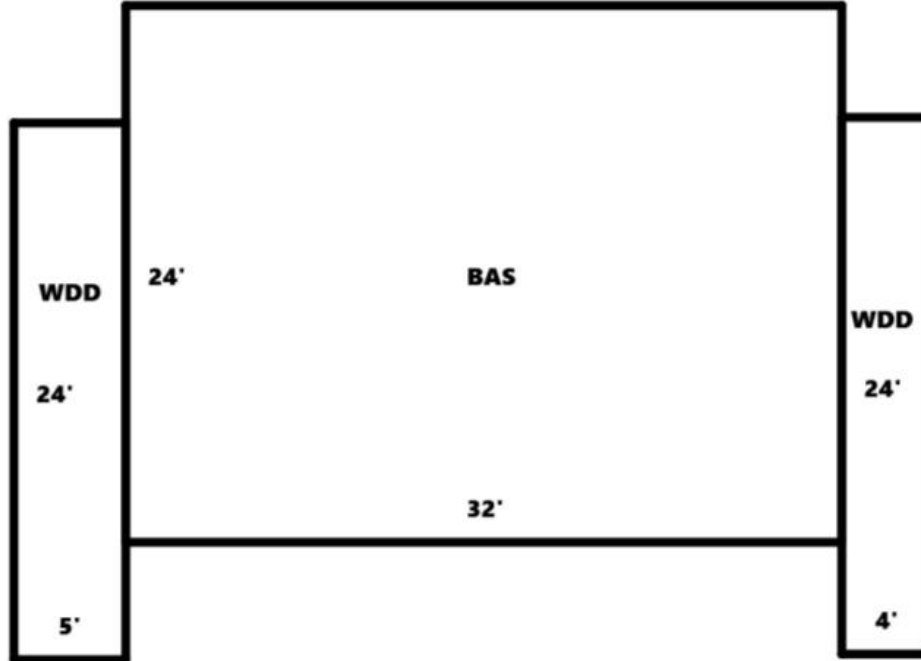
CARD NO. 1 of 1
0.0830 AC
TW-30 CI- FR-TN

Parcel ID: 6641-00-25-1584-

SPLIT FROM ID

SRC= Pictometry Review
AT- LAST ACTION 20240610

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE						
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	AP		CREDENCE TO MARKET							
Foundation	2	62	05	811	161	123.17	107041	2000	1965		0.10000								
Piers	2.00									NORM	0.27000								
Sub Floor System	4											DEPR. BUILDING VALUE - CARD 67,440							
Plywood	8.00											DEPR. OB/XF VALUE - CARD							
Exterior Walls	17											MARKET LAND VALUE - CARD 70,000							
Cedar,Redwood or D-Log Siding	28.00											TOTAL MARKET VALUE - CARD 137,440							
Roofing Structure	03											TOTAL APPRAISED VALUE - CARD 137,440							
Gable	8.00											TOTAL APPRAISED VALUE - PARCEL 137,440							
Roofing Cover	03											TOTAL PRESENT USE VALUE - LAND 0							
Asphalt/Composition Shingle	3.00											TOTAL VALUE DEFERRED - PARCEL 0							
Interior Wall Construction	7											TOTAL TAXABLE VALUE - PARCEL \$ 137,440							
Wood/T&G	28.00											PRIOR APPRAISAL		PERMIT					
Interior Floor Cover	12											BUILDING VALUE	67,440	CODE	DATE	NO.			
Hardwood	14.00											OBXF VALUE	0						
Heating Fuel	04											LAND VALUE	70,000						
Electric	2.00											PRESENT USE VALUE	0						
Heating Type	13											DEFERRED VALUE	0	ROUT: WTRSHD:					
Mini Split/HP W/Unit	4.00											TOTAL VALUE	137,440						
Air Conditioning Type	06											SALES DATA							
Mini-Split	4.00											OFF. RECORD	DATE	DEED	INDICATE				
Structural Frame	02											BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
Wood Frame	3.00											0505	0240	3	2022	WD	Q	I	185,000
Ceiling & Insulation	07											0530	0496	4	2024	WD	E	I	0
Not Suspended - Ceiling and Wall Insulated	4.00											0528	0074	2	2024	WD	B	I	265,000
Average Rooms Per Floor	4											0431	0592	7	2015	SWD	A	I	2,436,000
Average Rooms Per Floor	0.00											0421	0736	5	2014	WD	I	I	0
Unit Count	2											0404	0607	8	2012	TD	I	I	0
Units	0.00											0359	0938	4	2008		X	V	0
Half-Bathrooms												0338	0948	1	2007		X	V	0
BAS - 0 FUS - 0 LL - 0												HEATED AREA 768							
Plumbing Fixtures	14.000											NOTES							
Office												GEN:							
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	122.000																		



BUILDING ADJUSTMENTS				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
Quality	4	Above Average	1.10																			
Shape/Design	2	Rectangle	1.00																			
Size	Size	Size	1.20																			
TOTAL ADJUSTMENT FACTOR				1.320																		
TOTAL QUALITY INDEX				161																		
SUBAREA																						
TYPE	GS AREA	PCT	RPL CS																			
BAS	768	100	94595	TOTAL OB/XF VALUE																		
WDD	216	020	5296																			
FIREPLACE 5 - 2 or more				7,150																		
SUBAREA TOTALS				984 107,041																		

BLDG DIMENSIONS BAS=W32N24E32S24Area:768;WDD=S24W5N24E5Area:120;WDD=S24W4N24E4Area:96;TotalArea:984

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
MULTI FAMILY DUPLEX/TRIPL EX	0562		0	0	1.0000	0	1.0000		PS	70,000.00	1.000	LT	1.000	70,000.00	70000	0	
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	
6641-00-25-1584-																	