

**WILSON CANDACE JOYCE**

BREEDLOVE RD  
541784

PLAT: 00004/03864 UNIQ ID 39854  
ID NO:

**Parcel ID: 6673-04-73-2261-**

SPLIT FROM ID 38339

Reval Year: 2021 Tax Year: 2027  
Appraised By 09 on 12/10/2021 25300 JENKINS BRANCH/ROCKY FACE/FOX RUN RDG

COUNTY TAX (100)

20-OR-2422-BRYSON CITY PRESERVE PH 2 LT 8

CARD NO. 1 of 1  
3.0600 AC  
TW-20 CI- FR-TK

SRC= Estimated  
AT- LAST ACTION 20220913

| CONSTRUCTION DETAIL     |             | MARKET VALUE  |           |        |           |     |             |     | DEPRECIATION |     | CORRELATION OF VALUE            |             |        |
|-------------------------|-------------|---------------|-----------|--------|-----------|-----|-------------|-----|--------------|-----|---------------------------------|-------------|--------|
| TOTAL POINT VALUE       | USE         | MOD           | Eff. Area | QUAL   | BASE RATE | RCN | EYB         | AYB | NORM         | EX- | AT-                             | CREDENCE TO | MARKET |
| 0                       | 97V         | 00            |           |        |           |     |             |     | % GOOD       |     |                                 |             |        |
| BUILDING ADJUSTMENTS    |             |               |           |        |           |     |             |     |              |     |                                 |             |        |
| TOTAL ADJUSTMENT FACTOR | VACANT LAND |               |           |        |           |     |             |     |              |     |                                 |             |        |
| TOTAL QUALITY INDEX     | STYLE:      |               |           |        |           |     |             |     |              |     |                                 |             |        |
|                         |             |               |           |        |           |     |             |     |              |     | DEPR. BUILDING VALUE - CARD     |             | 0      |
|                         |             |               |           |        |           |     |             |     |              |     | DEPR. OB/XF VALUE - CARD        |             |        |
|                         |             |               |           |        |           |     |             |     |              |     | MARKET LAND VALUE - CARD        |             | 28,840 |
|                         |             |               |           |        |           |     |             |     |              |     | TOTAL MARKET VALUE - CARD       |             | 28,840 |
|                         |             |               |           |        |           |     |             |     |              |     | TOTAL APPRAISED VALUE - CARD    |             | 28,840 |
|                         |             |               |           |        |           |     |             |     |              |     | TOTAL APPRAISED VALUE - PARCEL  |             | 28,840 |
|                         |             |               |           |        |           |     |             |     |              |     | TOTAL PRESENT USE VALUE - LAND  |             | 0      |
|                         |             |               |           |        |           |     |             |     |              |     | TOTAL VALUE DEFERRED - PARCEL   |             | 0      |
|                         |             |               |           |        |           |     |             |     |              |     | TOTAL TAXABLE VALUE - PARCEL \$ |             | 28,840 |
| PRIOR APPRAISAL         |             |               |           | PERMIT |           |     |             |     |              |     |                                 |             |        |
| BUILDING VALUE          | 0           | CODE          | DATE      | NO.    |           |     |             |     |              |     |                                 |             |        |
| OBXF VALUE              | 0           |               |           |        |           |     |             |     |              |     |                                 |             |        |
| LAND VALUE              | 28,840      |               |           |        |           |     |             |     |              |     |                                 |             |        |
| PRESENT USE VALUE       | 0           |               |           |        |           |     |             |     |              |     |                                 |             |        |
| DEFERRED VALUE          | 0           | ROUT: WTRSHD: |           |        |           |     |             |     |              |     |                                 |             |        |
| TOTAL VALUE             | 28,840      |               |           |        |           |     |             |     |              |     |                                 |             |        |
| SALES DATA              |             |               |           |        |           |     |             |     |              |     |                                 |             |        |
| OFF. RECORD             | DATE        | DEED          | INDICATE  |        |           |     |             |     |              |     |                                 |             |        |
| BOOK                    | PAGE        | MO            | YR        | TYPE   | O/U       | V/I | SALES PRICE |     |              |     |                                 |             |        |
| 0511                    | 1004        | 8             | 2022      | WD     | Q         | V   | 125,000     |     |              |     |                                 |             |        |
| 0004                    | 3864        | 12            | 2021      | PL     | X         | 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

| 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 |
|------------------------|----------|--------------|----------|-------|--------------|---------|-----------|--------------------------------|-----------|-----------------|------------------|-----------|-------------|---------------------|------------|----------------|------------|
| WOODED ACREAGE         | 0160     |              | 0        | 0     | 1.5240       | 4       | 1.0000    | +00 +00 +00 +00 +00            | RP        | 6,200.00        | 3.060            | AC        | 1.520       | 9,424.00            | 28837      |                |            |
| TOTAL MARKET LAND DATA |          |              |          |       |              |         |           |                                |           |                 | 3.06             |           |             | 28837               |            |                |            |

| TOTAL PRESENT USE DATA |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

6673-04-73-2261- 5/18/2026 3:49:16 AM.