

MOUNTAIN SECLUSION LLC

61 DEPOT ST

542245

Reval Year: 2021 Tax Year: 2027
Appraised By 07 on 10/01/2020 10400 DOWNTOWN BRYSON CITY

COUNTY TAX (100), RESTAURANT FEE (1),
INDUSTRIAL FEE (1)
10-IB-3099-C-DEPOT ST1

PLAT: 00004/03195 UNIQ ID 39129
Nantahala Brewing Company & CJ's
Grille ID NO:

CARD NO. 1 of 1
0.5760 AC
TW-10 CI- FR-BC

Parcel ID: 6674-19-51-9533-

SPLIT FROM ID 11584

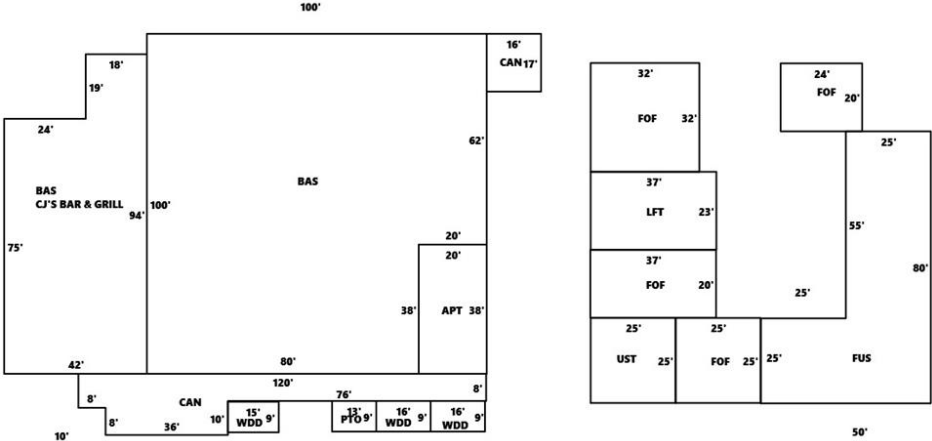
SRC= Inspection
AT- LAST ACTION 20230505

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			
Foundation	4	33M	07	20,580	82	88.56	1822566	1980	1950	% GOOD	0.70000	
Spread Footing	5.00										NORM	30.0
Sub Floor System	2	TYPE: MICROBREWERY STYLE: 2 - 1.5 STORIES									Commercial	
Slab on Grade-												
Residential/Commercial	5.00											
Exterior Walls	23											
Corrugated Metal (Heavy)	14.00											
Roofing Structure	10											
Steel Frame or Truss	11.00											
Roofing Cover	01											
Corrugated/Sheet Metal/Canvas	2.00											
Interior Wall Construction	5											
Drywall/Sheetrock	16.00											
Interior Floor Cover	03											
Concrete Finished	11.00											
Interior Floor Cover	12											
Hardwood	0.00											
Heating Fuel	04											
Electric	2.00											
Heating Type	08											
Radiant - Electric	5.00											
Air Conditioning Type	01											
None	0.00											
Commercial Heat & Air	3											
Split Units	0.00											
Structural Frame	06											
Steel	14.00											
Ceiling & Insulation	07											
Not Suspended - Ceiling and Wall	7.00											
Insulated												
Half-Bathrooms												
BAS - 0 FUS - 0 LL - 0												
Plumbing Fixtures	6.00											
Office	1.000											
BAS - 0 FUS - 0 LL - 0	0											

The floor plan diagram illustrates the layout of a building with various rooms and their dimensions. The overall dimensions are 100' by 62'. The layout includes:

- BAS** (Bathroom) and **CJ'S BAR & GRILL** (Kitchen/Bar area) on the left side.
- APT 38** (Apartment) on the right side.
- UST** (Utility) and **FOF** (Furniture/Fixture) areas at the bottom left.
- FUS** (Furniture/Storage) area at the bottom right.
- LFT** (Lift) area in the center.
- CAN** (Canopy) area at the bottom center.
- PTO** (Patio) area at the bottom center.
- WDD** (Window/Door) areas at the bottom center.

Dimensions are provided for various sections, including 18', 19', 24', 32', 37', 42', 48', 55', 62', 75', 80', 8', 10', 12', 13', 15', 16', 20', 25', 30', 36', 40', 44', 48', 52', 56', 60', 64', 68', 72', 76', 80', 84', 88', 92', 96', 100'.



CONSTRUCTION DETAIL										MARKET VALUE			
CREDENCE TO										MARKET			
DEPR. BUILDING VALUE - CARD										546,770			
DEPR. OB/XF VALUE - CARD													
MARKET LAND VALUE - CARD										462,470			
TOTAL MARKET VALUE - CARD										1,009,240			
TOTAL APPRAISED VALUE - CARD										1,009,240			
TOTAL APPRAISED VALUE - PARCEL										1,009,240			
TOTAL PRESENT USE VALUE - LAND										0			
TOTAL VALUE DEFERRED - PARCEL										0			
TOTAL TAXABLE VALUE - PARCEL \$										1,009,240			
PRIOR APPRAISAL					PERMIT								
BUILDING VALUE 546,770					CODE		DATE		NO.				
OBXF VALUE 0					ROUT: WTRSHD:								
LAND VALUE 462,470													
PRESENT USE VALUE 0													
DEFERRED VALUE 0													
TOTAL VALUE 1,009,240													
SALES DATA													
OFF. RECORD		DATE			DEED		Q/U		V/I		INDICATE		
BOOK	PAGE	MO	YR	TYPE	TYPE		Q/U		V/I		SALES PRICE		
0450	1026	8	2017	WD	Q		I				920,000		
0518	0888	4	2023	WD	E		I				0		
00466	0325	3	2019	WD	D		I				920,000		
0004	3195	7	2017	PL	E		I				0		
0181	0232	3	1993		X		V				0		
BUILDING AREA 19,837													
NOTES													
2020- LISTED FOR SALE SEE COMMENTS													
2022- CORRECTED SWFS AND SKETCH													
GEN:REMODEL,2017													
BREWERY/MANUFACTURING LIGHT.													

LDG DIMENSIONS		BAS=W100S100E80N38E20N62Area:9240;CAN=S8W76S10W36N8W8N10E120Area:1336;WDD=W16N9E16S9Area:144;WDD=W15S9E15N9Area:135;WDD=E16N9W16S9Area:144;APT=E20S38W20N38Area:760;PTO=W13N9E13S9Area:117;UST=W25S25E25N25Area:625;FUS=W25S25E50N80W25S55Area:2625;CAN=E16S17W16N17Area:272;FOF=N20W24S20E24Area:480;BAS=N94W18S19W24S75E42Area:3492;FOF=W25S25E25N25Area:625;FOF=E37N20W37S20Area:740;LFT=W37S23E37N23Area:851;FOF=S32E32N32W32Area:1024;TotalArea:22610																		
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
COMMERCIAL	0700		126	149	1.0000	2	0.8000	+00	+00	-20	+00	+00	PS	4,300.00	126.000	FF	0.800	3,440.00	433440	
RESTAURANTS /FAST FOOD	0721		25	200	1.0700	2	0.2500	+00	+00	-50	+00	-25 SHP	PS	4,300.00	25.000	FF	0.270	1,161.00	29025	
TOTAL MARKET LAND DATA																		462465		
TOTAL PRESENT USE DATA																				
6674-19-51-9533-																			7/15/2026 7:19:56 PM.	