

**PARCEL: 034566**  
 GROBBELAAR CHRISTO A &  
 STEVENS GROBBELAAR JULIA REBECCA  
 700 OLD LAKE RUSSELL RD  
 CORNELIA, GA 30531-4422  
 ACCOUNT NUMBER: 117794001

# Onslow County, North Carolina

**Tax Districts**  
 ONSLOW COUNTY, NORTH TOPSAIL BEACH

Routing Number:30700015  
 Appraiser Area: CH  
 Tax Year: 2025 Reval Year: 2022  
 Visited By: on 11/12/2021  
 Information Source: 11 - REVAL LAND

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY (COST APPROACH)
<b>ADDRESS:</b> 3938 RIVER RD NORTH TOPSAIL BEACH NC 28460-9558 <b>NBHD:</b> 3070-TOPSAIL SHORES EXTENSION <b>TOWNSHIP:</b> 114 - STUMP SOUND <b>MAP #:</b> 778D-10 <b>PIN #:</b> 429812874441	L10A W1/2 NORTH TOPSAIL SHORES EXT 0.1722 Acres  <b>Subd:</b> 23/44 NORTH TOPSAIL SHORES EXT (R)	<b>LAND VALUE:</b> 135,000 <b>BUILDING VALUE:</b> 256,999 <b>OBXF VALUE:</b> 860 <b>APPRAISED VALUE:</b> 392,859 <b>DEFERRED VALUE:</b> 0 <b>ASSESSED VALUE:</b> 392,859

NOTES	PERMIT INFORMATION	SALES INFORMATION								
	Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
					10/22/2010	0	V		3492/0658	N
					4/26/2001	163,000	V		1702/0820	Y
										<b>Ratio:</b>

LAND DATA - MARKET VALUE									
L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE
1	16	WATERVIEW	0.17220	G	135,000			135,000	135,000
<b>Total Market Land</b>			0.17220						<b>135,000</b>

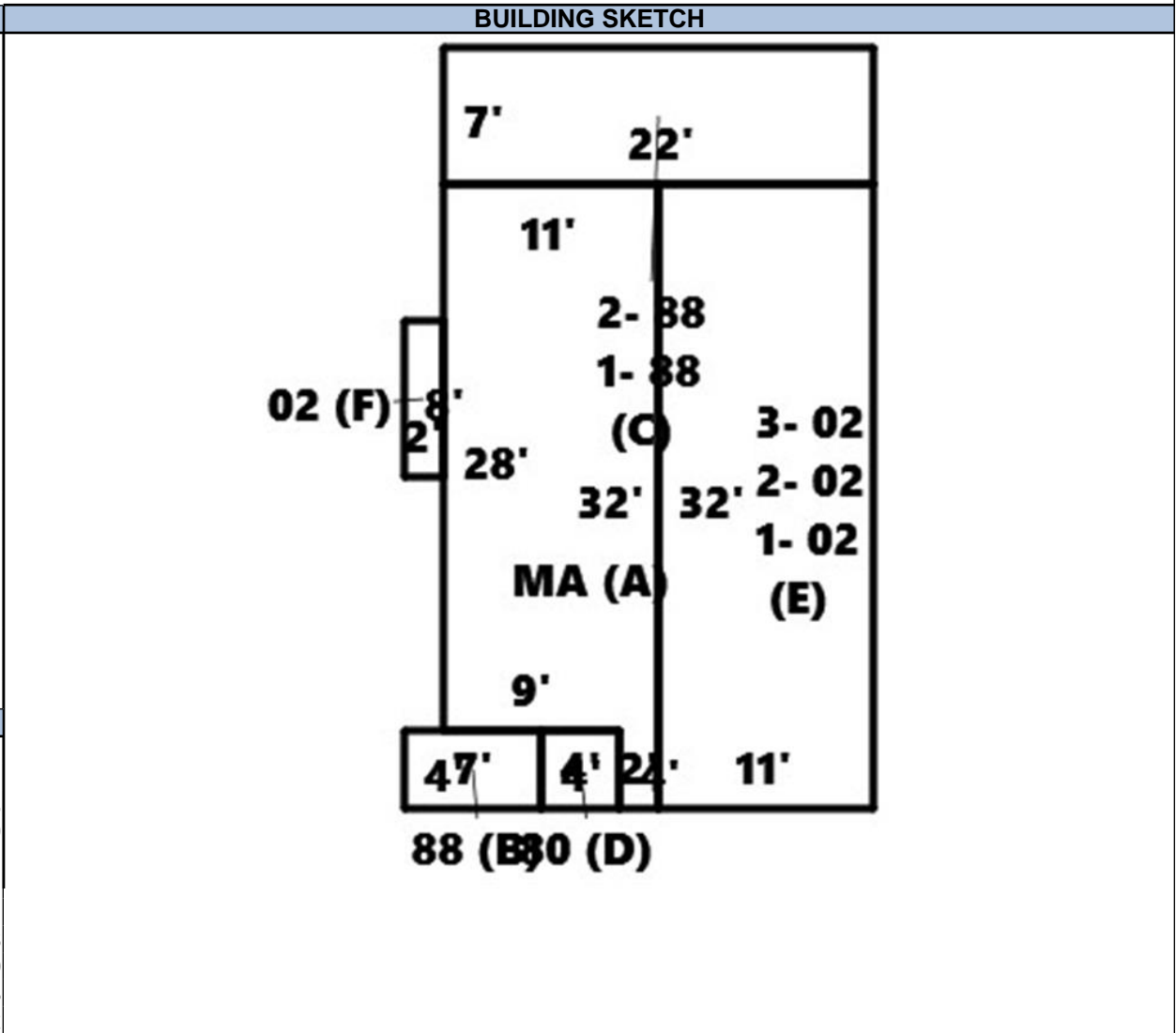
OUTBUILDING DATA												
CODE	DESC	AYB	EYB	GRADE	UNITS	LENGTH	WIDTH	AREA	RATE	% GOOD	% CMLPT	VALUE
12	BLACK TOP	1984	1984	D	1	10	133	1330	1.8700	30%		756
02	WOOD DECK	1984	1984	C	1	3	10	30	12.0000	30%		104
<b>Total OBXF Value</b>												<b>860</b>

Parcel: **034566**  
 GROBBELAAR CHRISTO A &

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BUILDING DESCRIPTION BUILDING 1 of 1	
MODEL:	D - Residential
STORY HEIGHT:	3.0000
STYLE:	02 - Beach Duplex
CLASS:	27 - Duplex
EXTERIOR WALL:	26 Hard Board (Hardy board or pla
ACTUAL YR BLT:	1984
EFFECTIVE YR BLT:	1990
YR REMODELED:	
HEATING FUEL TYPE:	2 - Electric
HEATING SYSTEM:	1 - CENTRAL HEAT & A/C
TOTAL ROOMS:	5
BEDROOMS:	3
BATHROOMS:	3
HALF BATHROOMS:	1
ADDTL FIXTURES:	0
FIREPLACE:	
UNFINISHED AREA:	158
FINSHD BSMNT AREA:	
FLOOR:	09/05 Vinyl/Carpet
FOUNDATION:	08/05 Pilings/Wood
INTERIOR WALL:	01 Drywall
ROOFING TYPE:	03 DblPitch
ROOFING MATERIAL:	04 Metal
GRADE C&D:	B 0
CONDITION:	AV - AV



BUILDING COMPUTATION	
NEIGHBORHOOD FACTOR:	
REPLACEMENT COST NEW:	556,391
PHYSICAL DEPRECIATION:	32%
REPLACEMENT COST NEW LESS DEPR:	256,999
PERCENT COMPLETE:	
FUNCTIONAL OBSOLESCENCE:	
ECONOMIC OBSOLESCENCE:	
HEATED AREA:	2,196
TOTAL AREA:	2,900
VALUE PER SQUARE FOOT HEATED:	117.03
VALUE PER SQUARE FOOT TOTAL:	88.62

BUILDING SECTIONS														
L#	LL	1ST	2ND	3RD	DESCRIPTION	AREA	VALUE(RCN)	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	GRADE	CDU	% GOOD	% COMPLETE	VALUE
A		MA			MA	316	375,783	1984	1990		AV	68%		255,532
B		88			WOOD DECK	28	896	1984	1990		AV	68%		609
C		88	88		WOOD DECK\WOOD DECK	154	9,856	1984	1990		AV	68%		6,702
D		80			PORCH	16	896	1984	1990		AV	68%		609
E		02	02	02	BEACH DUPLEX\BEACH DUPLEX\BEACH DUPLEX	352	116,160	1984	1990		AV	68%		78,990
F				02	BEACH DUPLEX	16	1,760	1984	1990		AV	68%		1,197
*			02		BEACH DUPLEX	176	19,360	1984	1990		AV	68%		13,165
*	86				UTILITY ROOM	352	31,680	1984	1990		AV	68%		21,542

