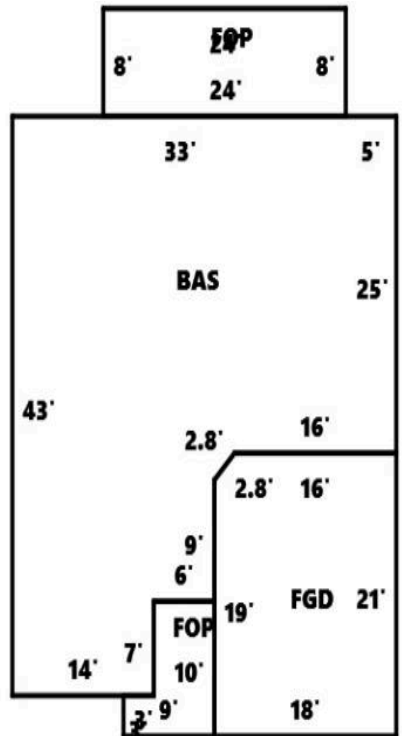


**BRUNSWICK COUNTY**

**WINFIELD JOHN ANTHONY ET WINFIELD BEVERLY JANE** Return/Appeal Notes: **Parcel: 235JB024**  
 155 NE 18TH ST OAK ISLAND 28465 OAK ISLAND PLAT: 00000/00000 UNIQ ID 102954  
 80122500 BRUNSWICK COUNTY (100), DOSHER HOSP TAX (100), OAK ISLAND (100), OAK ISLAND FIRE (200) CARD NO. 1 of 1  
 ID NO: 206613042463  
 Reval Year: 2023 Tax Year: 2024 L-32 B-161 S-11 TH PLAT 5/128 1.0000 LT SRC=  
 Appraised by 53 on 09/14/2022 306D OAK ISLAND - EAST TW-03 CI-14 FR-08 EX- AT- LAST ACTION 20230127

CONSTRUCTION DETAIL	MARKET VALUE								DEPRECIATION			CORRELATION OF VALUE		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.02000			CREDENCE TO	MARKET	
Foundation - 4 Con Ftg/Crawl	5.00	01	01	1,536	212	254.40	390758	2020	2020	98.0			% GOOD	382,940
Sub Floor System - 3 Slab Ab Grade	9.00	TYPE: SINGLE FAMILY RESIDENTIAL SFR CONSTRUCTION											DEPR. BUILDING VALUE - CARD 3,770	
Exterior Walls - 10 Aluminum/Vinyl Siding	30.00	STYLE: 1 - 1.0 Story											MARKET LAND VALUE - CARD 147,000	
Roofing Structure - 03 Gable	7.00												TOTAL MARKET VALUE - CARD 533,710	
Roofing Cover - 12 Prefinished Metal	5.00												TOTAL APPRAISED VALUE - CARD 533,710	
Interior Wall Construction - 5 Drywall/Sheetrock	21.00												TOTAL APPRAISED VALUE - PARCEL 533,710	
Interior Floor Cover - 12 Hardwood	10.00												TOTAL PRESENT USE VALUE - PARCEL 0	
Interior Floor Cover - 14 Carpet	0.00												TOTAL VALUE DEFERRED - PARCEL 0	
Heating Fuel - 04 Electric	1.00												TOTAL TAXABLE VALUE - PARCEL \$ 533,710	
Heating Type - 09 Heat Pump Only	4.00												PRIOR	
Air Conditioning Type - 03 Central	4.00												BUILDING VALUE 187,880	
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000												OBXF VALUE 3,220	
Bedrooms BAS - 3 FUS - 0 LL - 0													LAND VALUE 68,000	
Bathrooms BAS - 2 FUS - 0 LL - 0													PRESENT USE VALUE 0	
Half-Bathrooms BAS - 0 FUS - 0 LL - 0													DEFERRED VALUE 0	
Office BAS - 0 FUS - 0 LL - 0	0												TOTAL VALUE 259,100	
<b>TOTAL POINT VALUE</b>	<b>108.000</b>													
<b>BUILDING ADJUSTMENTS</b>														
Market/Design	18	.65	1.6500											
Quality	4	ABOVE AVERAGE	1.1000											
Size	Size	SIZE	1.0800											
TOTAL ADJUSTMENT FACTOR 1.960														
TOTAL QUALITY INDEX 212														



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PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE SALES	
BOOK/PAGE	MO/YR	TYPE	Q/UV/I	PRICE
04786/0722	1 2022	GW*	Q I	435000
04491/0001	11 2020	GW*	Q I	319000
04316/0510	2 2020	GW*	Q V	70000
03948/0315	8 2017	GW*	Q V	51000
03170/1038	6 2011	WD	U V	0
00168/0302		WD	U V	0

NOTES				
House complete				

SUBAREA				CODE	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,270	100	323088	22	CONCRETE PAVING	0.000	0	0	920	4.50	0	-	2020	2020	S3		91	3767
FGD	376	050	47827	<b>TOTAL OB/XF VALUE 3,767</b>														
FOP	261	030	19843															
<b>FIREPLACE</b>				1 - None 0														
<b>SUBAREA TOTALS</b>				1,907 390,758														

**BUILDING DIMENSIONS** BAS=S43E14N7E6N9NE@45-2.83E16N25W533Area:1270;FOP=N8W24S8E24Area:192;FOP=S3E9N10W6S7W3Area:69;FGD=S21W18N19NE@45-2.83E16Area:376;TotalArea:1907

<b>LAND INFORMATION</b>																				
<b>HIGHEST AND BEST USE</b>	<b>USE CODE</b>	<b>LOCAL ZONING</b>	<b>FRONTAGE</b>	<b>DEPTH</b>	<b>DEPTH / SIZE</b>	<b>LND MOD</b>	<b>COND FACT</b>	<b>OTHER ADJUSTMENTS AND NOTES</b>				<b>ROAD TYPE</b>	<b>LAND UNIT PRICE</b>	<b>TOTAL LAND UNITS</b>	<b>UNT TYP</b>	<b>TOTAL ADJST</b>	<b>ADJUSTED UNIT PRICE</b>	<b>LAND VALUE</b>	<b>OVERRIDE VALUE</b>	<b>LAND NOTES</b>
RF	AC	LC	TO	OT																
SFR BEACH	0160	R6	55	120	1.0000	0	1.0000					PS	147,000.00	1.000	LT	1.000	147,000.00	147000		
<b>TOTAL MARKET LAND DATA</b>																				
<b>TOTAL PRESENT USE DATA</b>																				

147,000