

MUELLER GUSTAVE FREDERICK

Return/Appeal Notes: Parcel: 235MF007

4407 E. OAK ISLAND DR OAK ISLAND 28465 OAK ISLAND

PLAT: UNIQ ID

80072600

/ 104841

ID NO: 206620707619

BRUNSWICK COUNTY (100), DOSHER HOSP TAX (100), OAK ISLAND (100)

CARD NO. 1 of 1

Reval Year: 2023 Tax Year: 2025

L-3&4 B-155 S-N1 LB PLAT 6/13

2.0000 LT

SRC= Inspection

Appraised by 53 on 09/22/2022 306F OAK ISLAND- MAINLAND- SOUTH

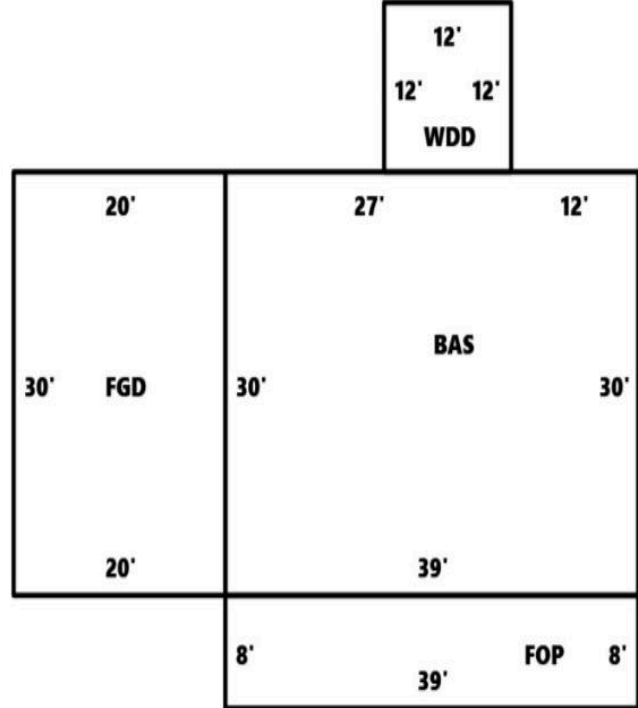
TW-03

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EX- AT-

LAST ACTION 20250423

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE							
FOUNDATION	CONSTRUCTION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	AP	Additional Physical	Standard	DEPR. BUILDING VALUE - CARD	MARKET					
Foundation - 4 Con Ftg/Crawl	5.00	07	01	1,593	137	274.00	439482	1993	1988			0.20000							
Sub Floor System - 4 Plywd/Ptl bd	8.00											0.30000							
Exterior Walls - 21 Face Brick	36.00	TYPE: SINGLE FAMILY BEACH							SFR CONSTRUCTION			DEPR. OB/XF VALUE - CARD	219,740						
Roofing Structure - 03 Gable	7.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	288,000						
Roofing Cover - 06 Arch Shingle	5.00													TOTAL MARKET VALUE - CARD	508,340				
Interior Wall Construction - 5 Drywall/Sheetrock	21.00													TOTAL APPRAISED VALUE - CARD	508,340				
Interior Floor Cover - 14 Carpet	8.00													TOTAL APPRAISED VALUE - PARCEL	508,340				
Heating Fuel - 04 Electric	1.00													TOTAL PRESENT USE VALUE - PARCEL	0				
Heating Type - 09 Heat Pump Only	4.00													TOTAL VALUE DEFERRED - PARCEL	0				
Air Conditioning Type - 03 Central	4.00													TOTAL TAXABLE VALUE - PARCEL \$	508,340				
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000													PERMIT					
Bedrooms BAS - 3 FUS - 0 LL - 0														CODE	DATE	NOTE	NUMBER	AMOUNT	
Bathrooms BAS - 2 FUS - 0 LL - 0														ROUT: WTRSHD:					
Half-Bathrooms BAS - 0 FUS - 0 LL - 0														SALES DATA					
Office BAS - 0 FUS - 0 LL - 0	0													OFF. RECORD	DATE	DEED	INDICATE		
TOTAL POINT VALUE	111.000													BOOK	PAGE	MO/YR	TYPE	Q/U/V/I	SALES PRICE
BUILDING ADJUSTMENTS														HEATED AREA 1,170					
Market/Design	07 .10 1.1000													NOTES					
Quality	3 AVERAGE 1.0000																		
Size	Size SIZE 1.1200																		
Construction Factor	05 1.00 1.0000																		
TOTAL ADJUSTMENT FACTOR	1.230																		
TOTAL QUALITY INDEX	137																		



SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
BAS		1,170	100	320580	22		67	10	670	4.50	0		1988	1988	S3		20	603		
FGD		600	050	82200																
FOP		312	030	25756	TOTAL OB/XF VALUE														603	
WDD		144	020	7946																
FIREPLACE	2 - 1 Story Single			3,000																
SUBAREA TOTALS		2,226		439,482																
BUILDING DIMENSIONS BAS=W12W27S30E39N30Area:1170;WDD=N12W12S12E12Area:144;FGD=N30W20S30E20Area:600;FOP=S8E39N8W39Area:312;TotalArea:2226																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR BEACH	0160	R6	50	122	1.0000	0	1.2000	size				PS	240,000.00	1.000	LT	1.200	288,000.00	288000		
TOTAL MARKET LAND DATA																		288,000		
TOTAL PRESENT USE DATA																				