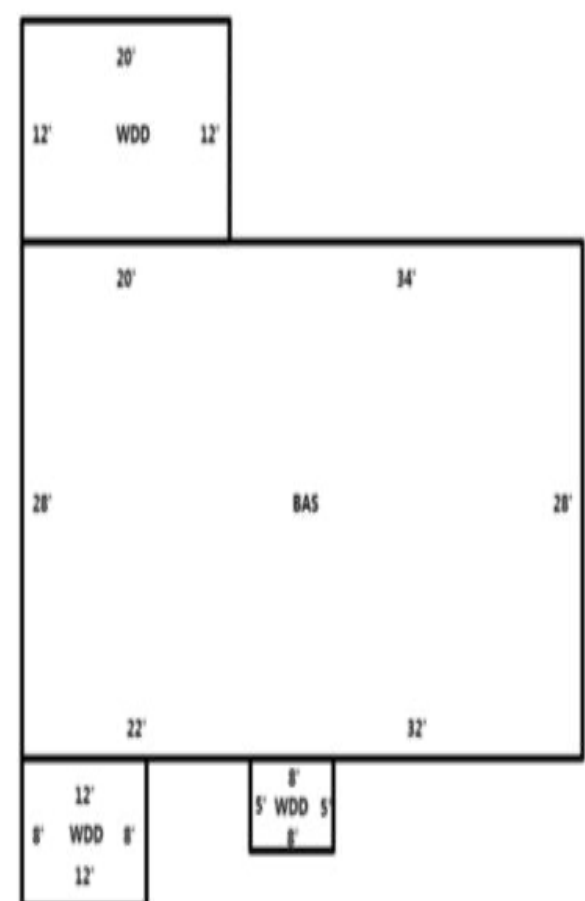


**STEPHENS WILLIAM H ET STEPHENS JUNE M**  
 210 NE 52ND ST OAK ISLAND 28465 OAK ISLAND  
 39306880  
 BRUNSWICK COUNTY (100), DOSHER HOSP TAX (100), OAK ISLAND (100), OAK ISLAND  
 FIRE (200)  
 Reval Year: 2023 Tax Year: 2025 L-25&26 B-59 S-5 TH PLAT 5/49  
 Appraised by 53 on 09/15/2022 306E OAK ISLAND- MAINLAND- NORTH

Return/Appeal Notes:  
**Parcel: 236PO015**  
 PLAT: UNIQ ID / 108243  
 ID NO: 207617010339  
 CARD NO. 1 of 1  
 2.0000 LT SRC=  
 TW-03 CI- 14 FR- 08 EX- AT- LAST ACTION 20220915

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
Foundation - 4 Con Ftg/Crawl	5.00	USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.30000	CREDENCE TO MARKET		
Sub Floor System - 4 Plywd/Ptl bd	8.00	01	01	1,587	172	206.40	327557	1991	1985	70.0	% GOOD		
Exterior Walls - 17 Cedar or Redwood Siding	32.00	TYPE: SINGLE FAMILY RESIDENTIAL				SFR CONSTRUCTION				DEPR. BUILDING VALUE - CARD		229,290	
Roofing Structure - 03 Gable	7.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD		0	
Roofing Cover - 06 Arch Shingle	5.00									MARKET LAND VALUE - CARD		247,500	
Interior Wall Construction - 5 Drywall/Sheetrock	21.00									TOTAL MARKET VALUE - CARD		476,790	
Interior Floor Cover - 08 Vinyl	7.00									TOTAL APPRAISED VALUE - CARD		476,790	
Interior Floor Cover - 14 Carpet	0.00									TOTAL APPRAISED VALUE - PARCEL		476,790	
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 \$		476,790	
Bedrooms/Bathrooms/Half-Bathrooms 3/1/1	10.000									PRIOR			
Bedrooms BAS - 3 FUS - 0 LL - 0										BUILDING VALUE		126,080	
Bathrooms BAS - 1 FUS - 0 LL - 0										OBXF VALUE		100	
Half-Bathrooms BAS - 1 FUS - 0 LL - 0										LAND VALUE		94,500	
Office BAS - 0 FUS - 0 LL - 0	0									PRESENT USE VALUE		0	
<b>TOTAL POINT VALUE</b>	104.000									DEFERRED VALUE		0	
<b>BUILDING ADJUSTMENTS</b>										TOTAL VALUE		220,680	
Market/Design	18	.65	1.6500										
Quality	3	AVERAGE	1.0000										
Size	Size	SIZE	1.0000										
Construction Factor	05	1.00	1.0000										
TOTAL ADJUSTMENT FACTOR	1.650												
TOTAL QUALITY INDEX	172												



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PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	INDICATE	
BOOK	PAGE	MOYR	TYPE	Q/UV/ISALES PRICE
HEATED AREA 1,512				
NOTES				
ST#48154				
07ST#27740				

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	
<b>TOTAL OB/XF VALUE</b>				0																	
BAS	1,512	100	312077																		
WDD	376	020	15480																		
FIREPLACE	1 - None		0																		
<b>SUBAREA TOTALS</b>	1,888		327,557																		

**BUILDING DIMENSIONS** BAS=W34W20S28E22E32N28Area:1512;WDD=N12W20S12E20Area:240;WDD=S8E12N8W12Area:96;WDD=S5E8N5W8Area:40;TotalArea:1888

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR BEACH	0160	R6	110	120	1.0000	0	0.7500	HS ON 2 LOTS	PS	165,000.00	2.000	LT	0.750	123,750.00	247500		
<b>TOTAL MARKET LAND DATA</b>															247,500		
<b>TOTAL PRESENT USE DATA</b>																	