

BRUNSWICK COUNTY

NEPTUNE REAL ESTATE LLC
 9262 MEETING ST SW CALABASH 28467 COUNTY
 80157793

Return/Appeal Notes: **Parcel: 255PC001**
 PLAT: 00107/00059 UNIQ ID 133823
 ID NO: 103410374175

BRUNSWICK COUNTY (100), SUNSET BEACH FIRE (200)

CARD NO. 1 of 1
 1.0000 LT SRC=
 TW-06 CI-00FR-16EX- AT- LAST ACTION 20240903

Reval Year: 2023 Tax Year: 2025 L-627 S-4 DEVAUN PARK PL 107/59
 Appraised by 96 on 01/09/2023 603C DEVAUN PARK

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
FOUNDATION	5.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.01000	CREDENCE TO		MARKET						
Foundation - 4 Con Ftg/Crawl	5.00	01	01	2,104	153	183.60	388274	2022	2022	% GOOD	99.0	DEPR. BUILDING VALUE - CARD		384,390						
Sub Floor System - 3 Slab Ab Grade	9.00	TYPE: SINGLE FAMILY RESIDENTIAL							SFR CONSTRUCTION			DEPR. OB/XF VALUE - CARD		1,830						
Exterior Walls - 19 Hardy Plank	32.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD		37,500						
Roofing Structure - 03 Gable	7.00												TOTAL MARKET VALUE - CARD		423,720					
Roofing Cover - 06 Arch Shingle	5.00												TOTAL APPRAISED VALUE - CARD		423,720					
Interior Wall Construction - 5 Drywall/Sheetrock	28.00												TOTAL PRESENT USE VALUE - PARCEL		0					
Interior Wall Construction - 6 Custom Interior	0.00												TOTAL VALUE DEFERRED - PARCEL		0					
Interior Floor Cover - 20 Laminate	10.00												TOTAL TAXABLE VALUE - PARCEL \$		423,720					
Heating Fuel - 04 Electric	1.00												PERMIT							
Heating Type - 09 Heat Pump Only	4.00												CODE DATE NOTE NUMBER AMOUNT							
Air Conditioning Type - 03 Central	4.00												ROUT: WTRSHD:							
Bedrooms/Bathrooms/Half-Bathrooms 3/2/0	12.000												SALES DATA							
Bedrooms BAS - 3 FUS - 0 LL - 0													OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE							
Bathrooms BAS - 2 FUS - 0 LL - 0													BOOK PAGE MOYR							
Half-Bathrooms BAS - 0 FUS - 0 LL - 0													05219 0940 8 2024 GW* Q I 464000							
Office BAS - 0 FUS - 0 LL - 0	0												04943 0274 11 2022 GW Q I 477500							
TOTAL POINT VALUE	117.000												04760 0248 12 2021 GW A V 0							
BUILDING ADJUSTMENTS													03545 1031 7 2014 SH A V 0							
Market/Design	10 .25 1.2500												01970 1039 6 2004 WD U V 0							
Quality	4 ABOVE AVERAGE 1.1000												HEATED AREA 1,840							
Size	Size SIZE 0.9500												NOTES							
TOTAL ADJUSTMENT FACTOR	1.310																			
TOTAL QUALITY INDEX	153																			
Click on image to enlarge																				
SUBAREA																				
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
BAS	1,840	100	337824	22	CONCRETE PAVING		0	0	420	4.50	0	-	2022	2022	S3		97	1833		
FGD	288	050	26438	TOTAL OB/XF VALUE															1,833	
FOP	399	030	22032																	
FIREPLACE 7 - Prefab 1,980																				
SUBAREA TOTALS 2,527 388,274																				
BUILDING DIMENSIONS BAS=S30W1S20E8.5E21E8.5N20W1N30W36Area:1840;FOP=S8.5W21N8.5E21Area:178.5;FOP=N10.5W21S10.5E21Area:220.5;FGD=W12N24E12S244Area:288;TotalArea:2527																				
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	0100	PUD	60	131	1.0000	0	1.0000	RF	AC	LC	TO	OT	PS	37,500.00	1.000	LT	1.000	37,500.00	37500	
TOTAL MARKET LAND DATA															37,500					
TOTAL PRESENT USE DATA																				