12 SALS LLC — **Parcel ID: 8596-47-5007-000**

12 SALS LN — PLAT: / UNIQ ID 42935 — SPLIT FROM ID
70556490 — ID NO: T402 00150 02 MS.10

COUNTY TAX (100), BREVARD FIRE TX (100), COUNTY FIRE TAX (100)

Reval Year: 2025 Tax Year: 2026 OLD HWY 64 — CARD NO. 1 of 1 — SRC= Inspection
Appraised By 14 on 01/01/2025 40200 PISGAH FOREST — 1.0000 LT — TW-02 CI- FR- — **EX-** AT- LAST ACTION 20250311

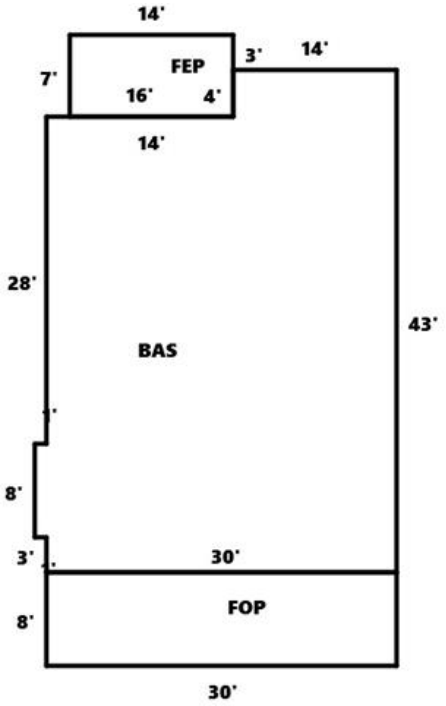
CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	5.00
Sub Floor System	5
Wood	10.00
Exterior Walls	09
Wood on Sheathing or Plywood	30.00
Roofing Structure	04
Hip	9.00
Roofing Cover	10
310 Architectural	5.00
Interior Wall Construction	5
Drywall/Sheetrock	29.00
Interior Wall Construction	6
Custom Interior	0.00
Interior Floor Cover	12
Hardwood	16.00
Heating Fuel	03
Gas	1.00
Heating Type	03
Forced Air - Not Ducted	2.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	
2/2/0	11.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	118.000

BUILDING ADJUSTMENTS			
Quality	3	Average +	1.10
Shape/Design	3	SLIGHT IRR	1.10
Size	Size	Size	1.09
TOTAL ADJUSTMENT FACTOR			1.320
TOTAL QUALITY INDEX			156

MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
01	01	1,387	156	296.40	416608	1995	1916	

DEPRECIATION	
UC	0.35000
% GOOD	35.0

TYPE: SINGLE FAMILY RESIDENTIAL — SINGLE FAMILY RESIDENTIAL
STYLE: 1 - 1.0 Story



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	145,810
DEPR. OB/XF VALUE - CARD	2,650
MARKET LAND VALUE - CARD	22,500
TOTAL MARKET VALUE - CARD	170,960
TOTAL APPRAISED VALUE - CARD	170,960
TOTAL APPRAISED VALUE - PARCEL	170,960
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	170,960

PRIOR APPRAISAL	
BUILDING VALUE	115,160
OBXF VALUE	2,820
LAND VALUE	22,500
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	140,480

PERMIT		
CODE	DATE	NO.

ROUT: 135WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01035	0061	4	2022	WD*	X	I	310,000
0000E	0268	7	2000	WI*	E	I	0

HEATED AREA 1,332

NOTES

24103
95-099

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,234	100	365758
FEP	98	070	20452
FOP	240	035	24898
FIREPLACE	3 - 1 Story Single		5,500
SUBAREA TOTALS	1,572		416,608

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
88	DECK		16	16	256	11.00	0.00	1	0.00	2023	2023	S3		94	2647
TOTAL OB/XF VALUE															2647

BLDG DIMENSIONS BAS=W14S4W16S28W1S8E1S3E30N43Area:1234;FEP=N3W14S7E14N4Area:98;FOP=S8E30N8W30Area:240;TotalArea:1572

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	R1M	0	0	1.0000	0	0.7500	100 Yr		30,000.00	1.000	LT	0.750	22,500.00	22500	0	
TOTAL MARKET LAND DATA															22500		
TOTAL PRESENT USE DATA																	