

AUNT FANNIES INVESTMENTS LLC
 4504 BANKSIDE CT
 MARIETTA, GA 30066
 ACCOUNT NUMBER: 179120

Jackson County, North Carolina

Parcel: 7622059205

Tax Year: 2025

Reval Year: 2025

Appraised By: LKF on 02/20/2024

Information Source: E - Estimate

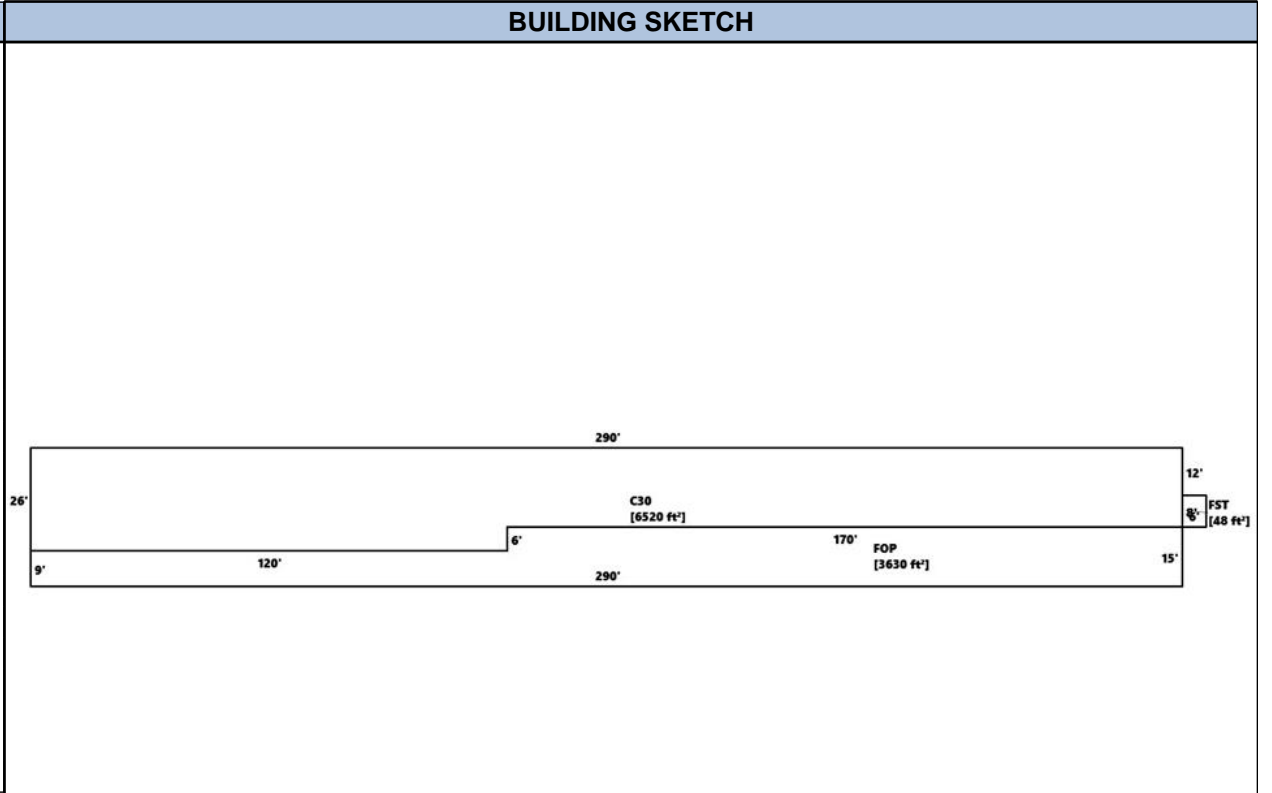
Tax Districts
 General County Tax

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY																				
Address: 5262 US 74 W Neighborhood: 01100 - US 74 W Commercial Road Type: PP - Paved Primary Township: 01 - BARKERS CREEK Utilities: W-1, S-1 View:	AUNT FANNIES TR 16 8.9200 AC <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e1eef6;"> <th colspan="4" style="text-align: center;">PERMIT INFORMATION</th> </tr> <tr style="background-color: #e1eef6;"> <th style="width: 10%;">Code</th> <th style="width: 15%;">Date</th> <th style="width: 30%;">Permit #</th> <th style="width: 45%;">Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	PERMIT INFORMATION				Code	Date	Permit #	Amount													LAND: 234,760 BUILDING: 329,380 OBXF: 0 MARKET VALUE: 564,140 DEFERRED AMOUNT: 0 EXEMPT VALUE: 0 NET TAXABLE: 564,140
PERMIT INFORMATION																						
Code	Date	Permit #	Amount																			
NOTES	SALES INFORMATION																					
PART OF BUILDING ON 7622057562	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e1eef6;"> <th style="width: 15%;">Date</th> <th style="width: 25%;">Sales Price</th> <th style="width: 15%;">Valid</th> <th style="width: 45%;">Book/Page</th> </tr> </thead> <tbody> <tr><td>5/31/2017</td><td> </td><td>C</td><td>2189/1182</td></tr> <tr><td>4/10/1992</td><td> </td><td>N</td><td>800/92</td></tr> <tr><td>2/5/1992</td><td> </td><td>N</td><td>796/275</td></tr> </tbody> </table>	Date	Sales Price	Valid	Book/Page	5/31/2017		C	2189/1182	4/10/1992		N	800/92	2/5/1992		N	796/275					
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5/31/2017		C	2189/1182																			
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2/5/1992		N	796/275																			
	Plat Book: 00 Plat Card: 000																					

LAND DATA - MARKET VALUE												
MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	A	0500 Comm Primary		106,667	1.500				10,000	160,000		
2	A	0110 Residential		10,075	7.420	T-35				74,760		
Total Acres:					8.920	Total Land Value:				234,760		

OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION	
VALUATION METHOD:	C - Commercial
USE CODE:	C30 - RETAIL STORE
STYLE:	
FOUNDATION:	S - Slab
EXTERIOR WALL 1:	SO - Stucco
EXTERIOR WALL 2:	FR - Frame
ROOF STRUCTURE:	G - Gable
ROOF COVER:	MT - Metal
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
GENERATOR:	N
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR COUNT:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	
REMARKS:	
CARD NOTES:	
UNITS:	
HEATED SQUARE FEET:	6,520



BUILDING COMPUTATION	
REPLACEMENT COST NEW	577,858
PHYSICAL DEPRECIATION	43%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	329,380

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
C30	6520	9.00	1.0	NO				D	1991	1991	A	57%			272,933	
FOP	3630		1.0									57%			55,400	
FST	48		1.0									57%			1,047	