

WSSMA LLC

136 HILLSIDE TR
100039556

Return/Appeal Notes:

PLAT: 28/88 UNIQ ID 1968706
ID NO:

Parcel ID: 5031-02-89-3972-405

SPLIT FROM ID 1962602

Reval Year: 2016 Tax Year: 2019
Appraised By 35 on 12/18/2015 26200

COUNTY WIDE (100), FIRE - FOUR WAY (100), LANDFILL FEE (1)
THE CABINS AT WHITE SULPHUR SPRINGS PH 1
THE CABINS AT WHITE SULPHUR SPRINGS PH 1

CARD NO. 1 of 1
2.320 AC
TW-08 CI-20 FR-

EX- SRC=
AT- LAST ACTION 20151218

| CONSTRUCTION DETAIL | | | MARKET VALUE | | | | | | | DEPRECIATION | | CORRELATION OF VALUE | | |
|------------------------------------|------------------------|----------------------|--------------|-----------|-----|--------|-------|--------|--------------|--------------------|--|----------------------|--|--|
| USE | MOD | Eff. Area | QUAL | BASE RATE | f | EYB | AYB | % GOOD | NORM | CREDENCE TO MARKET | | | | |
| Foundation | 3 | | | | | | | | 0.02000 | MARKET | | | | |
| Continuous Footing | 4.00 | 04 | 03 | 628 | 155 | 124.00 | 79522 | 2014 | 2011 | 98.0 | | | | |
| Sub Floor System | 4 | TYPE: CONDOMINIUM | | | | | | | CONDOMINIUMS | | | | | |
| Plywood | 9.00 | STYLE: 1 - 1.0 Story | | | | | | | | | | | | |
| Exterior Walls | 06 | | | | | | | | | | | | | |
| Board & Batten, on Plywood w/st | 26.00 | | | | | | | | | | | | | |
| Exterior Walls | 17 | | | | | | | | | | | | | |
| Cedar or Redwood Siding | 0.00 | | | | | | | | | | | | | |
| Roofing Structure | 06 | | | | | | | | | | | | | |
| Irregular/Cathedral | 14.00 | | | | | | | | | | | | | |
| Roofing Cover | 10 | | | | | | | | | | | | | |
| Wood Shingle/Architectural Shingle | 3.00 | | | | | | | | | | | | | |
| Interior Wall Construction | 6 | | | | | | | | | | | | | |
| Custom Interior | 30.00 | | | | | | | | | | | | | |
| Interior Floor Cover | 12 | | | | | | | | | | | | | |
| Hardwood | 9.00 | | | | | | | | | | | | | |
| Heating Fuel | 04 | | | | | | | | | | | | | |
| Electric | 1.00 | | | | | | | | | | | | | |
| Heating Type | 10 | | | | | | | | | | | | | |
| Heat Pump | 4.00 | | | | | | | | | | | | | |
| Air Conditioning Type | 03 | | | | | | | | | | | | | |
| Central | 5.00 | | | | | | | | | | | | | |
| Structural Frame | 02 | | | | | | | | | | | | | |
| Wood Frame | 3.00 | | | | | | | | | | | | | |
| Bedrooms/Bathrooms/Half-Bathrooms | 1/1/0 | 4.000 | | | | | | | | | | | | |
| Bedrooms | BAS - 1 FUS - 0 LL - 0 | | | | | | | | | | | | | |
| Bathrooms | BAS - 1 FUS - 0 LL - 0 | | | | | | | | | | | | | |
| Half-Bathrooms | BAS - 0 FUS - 0 LL - 0 | | | | | | | | | | | | | |
| Office | | | | | | | | | | | | | | |
| TOTAL POINT VALUE | | 112.000 | | | | | | | | | | | | |
| BUILDING ADJUSTMENTS | | | | | | | | | | | | | | |
| Quality | 4 | ABOVE AVERAGE | 1.10 | | | | | | | | | | | |
| Shape/Design | 2 | RECTANG LE | 1.00 | | | | | | | | | | | |
| Size | Size | Size | 1.25 | | | | | | | | | | | |
| TOTAL ADJUSTMENT FACTOR | | 1.380 | | | | | | | | | | | | |
| TOTAL QUALITY INDEX | | 155 | | | | | | | | | | | | |

| | |
|--------------------------------|--------|
| DEPR. BUILDING VALUE - CARD | 77,930 |
| DEPR. OB/XF VALUE - CARD | |
| MARKET LAND VALUE - CARD | 13,800 |
| TOTAL MARKET VALUE - CARD | 91,730 |
| TOTAL APPRAISED VALUE - CARD | 91,730 |
| TOTAL APPRAISED VALUE - PARCEL | 91,730 |
| TOTAL PRESENT USE VALUE - LAND | 0 |
| TOTAL VALUE DEFERRED - PARCEL | 0 |
| TOTAL TAXABLE VALUE - PARCEL | 91,730 |

| PRIOR | | PERMIT | |
|----------------|------------|--------|------|
| BUILDING VALUE | OBXF VALUE | CODE | DATE |
| 79,220 | 0 | | |
| 13,800 | 0 | | |
| 0 | 0 | | |
| 0 | 0 | | |
| 93,020 | | | |

| SALES DATA | | | | | | | |
|-------------|------|------|----------|------|-----|-----|-------------|
| OFF. RECORD | DATE | DEED | INDICATE | | | | |
| BOOK | PAGE | MO | YR | TYPE | O/U | V/I | SALES PRICE |
| 01082 | 0999 | 7 | 2005 | WD* | A | V | 434,000 |
| 01082 | 0995 | 7 | 2005 | WD* | A | I | 216,000 |

HEATED AREA 576

NOTES

16.67% COMMON AREA INTEREST
THE SPRUCE

| SUBAREA | | | | CODE | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE | |
|-----------------------|--------------------|--------|-------|--------------------------|-------------|-------|-----|-----|-------|------------|-------------|--------|-----|-----|---------|-----|--------|-------------------|--|
| BAS | 576 | 100 | 71424 | TOTAL OB/XF VALUE | | | | | | | | | | | | | | | |
| FOP | 80 | 035 | 3472 | | | | | | | | | | | | | | | | |
| WDD | 120 | 020 | 2976 | | | | | | | | | | | | | | | | |
| FIREPLACE | 2 - Pre Fabricated | 1,650 | | | | | | | | | | | | | | | | | |
| SUBAREA TOTALS | 776 | 79,522 | | | | | | | | | | | | | | | | | |

BLDG DIMENSIONS BAS=S24E7E17N24W24Area:576;WDD=N10W12S10E12Area:120;FOP=S5E16N5W16Area:80;TotalArea:776

| 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 |
| CONDOMINIM | 0300 | PR-CD | 0 | 0 | 1.0000 | 0 | 0.1700 | 16.67% INTEREST | RP | 35,000.00 | 2.320 | AC | 0.170 | 5,950.00 | 13804 | 0 | |
| TOTAL MARKET LAND DATA | | | | | | | | | | | 2.32 | | | 13804 | | | |
| TOTAL PRESENT USE DATA | | | | | | | | | | | | | | | | | |