

WSSMA LLC
230 WHITE SULPHUR SPRINGS RD
100039556

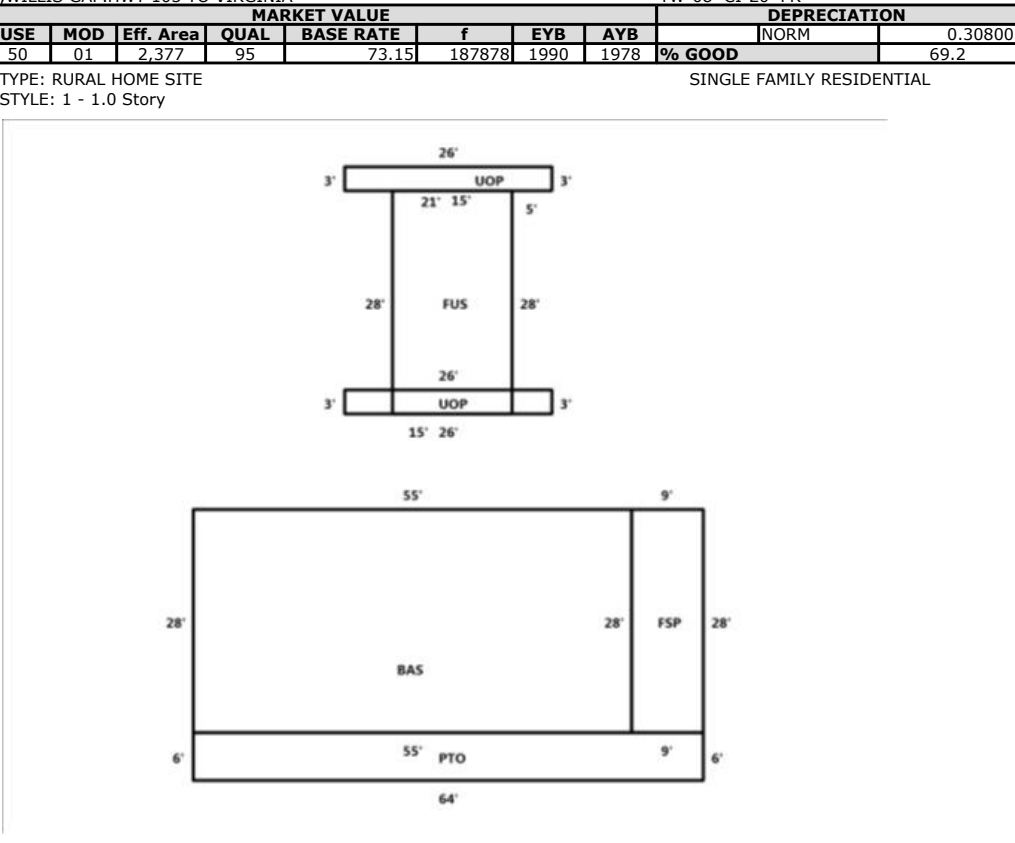
Return/Appeal Notes:
PLAT: / UNIQ ID 1962602
ID NO:

Parcel ID: 5031-02-89-9859-
SPLIT FROM ID

Reval Year: 2016 Tax Year: 2019
Appraised By 35 on 07/14/2014 32400 MCBRIDE, WILLIS GAP. HWY 103 TO VIRGINIA
COUNTY WIDE (100), FIRE - FOUR WAY (100), LANDFILL FEE (1)

CARD NO. 1 of 1
127.830 AC
TW-08 CI-20 FR-
EX- SRC=
AT- LAST ACTION 20140714

CONSTRUCTION DETAIL		USE	MOD	Eff. Area	QUAL	BASE RATE	f	EYB	AYB	DEPRECIATION		CORRELATION OF VALUE	
Foundation	3	50	01	2,377	95	73.15	187878	1990	1978	% GOOD	NORM	0.30800	CREDENCE TO MARKET
Continuous Footing	5.00											69.2	
Sub Floor System	4												
Plywood	8.00												
Exterior Walls	09												
Wood on Sheathing or Plywood	30.00												
Roofing Structure	03												
Gable	7.00												
Roofing Cover	03												
Asphalt or Composition Shingle	3.00												
Interior Wall Construction	4												
Plywood Panel	18.00												
Interior Wall Construction	5												
Drywall/Sheetrock	0.00												
Interior Floor Cover	14												
Carpet	6.00												
Heating Fuel	04												
Electric	1.00												
Heating Type	10												
Heat Pump	4.00												
Air Conditioning Type	03												
Central	4.00												
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0												
Bedrooms	12.000												
BAS - 3 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													98,000
BUILDING ADJUSTMENTS													
Quality	3	AVERAGE	1.00										
Shape/Design	2	RECTANG LE	1.00										
Size	Size	Size	0.97										
TOTAL ADJUSTMENT FACTOR			0.970										
TOTAL QUALITY INDEX			95										



DEPR. BUILDING VALUE - CARD		CORRELATION OF VALUE	
DEPR. OB/XF VALUE - CARD	130,010	CREDENCE TO	MARKET
MARKET LAND VALUE - CARD	1,320		
MARKET LAND VALUE - CARD	958,730		
TOTAL MARKET VALUE - CARD	1,090,060		
TOTAL APPRAISED VALUE - CARD	1,090,060		
TOTAL APPRAISED VALUE - PARCEL	1,090,060		
TOTAL PRESENT USE VALUE - LAND	0		
TOTAL VALUE DEFERRED - PARCEL	0		
TOTAL TAXABLE VALUE - PARCEL	1,090,060		
PRIOR		PERMIT	
BUILDING VALUE	127,010	CODE	DATE NO.
OBXF VALUE	1,760		
LAND VALUE	552,230		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	681,000		
SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK PAGE	MO YR	TYPE	O/U V/I SALES PRICE
01082 1000	7 2005	WD*	A I 434,000
01082 0996	7 2005	WD*	A I 216,000
00214 0252	8 1958	NW*	X V 0
00214 0035	8 1958	NW*	X V 0
HEATED AREA 1,960			
NOTES			
ACCESS FROM BRIDGE REMODELED 2007			
TOTAL SP \$650K 07/05			

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,540	100	112651	B6	SHOP BLDG		0	0	800	4.00	100	-	1978	1978	S2		24	768
FSP	252	040	7388	03	CARPORT		0	0	576	4.00	100		1978	1978	S2		24	553
FUS	420	090	27651	TOTAL OB/XF VALUE														
PTO	384	005	1390															
UBM*	1,540	020	22530															
UOP	156	020	2268															
FIREPLACE	6 - Massive		14,000															
SUBAREA TOTALS	4,292		187,878															

BLDG DIMENSIONS FSP=W9S28E9N28Area:252;BAS=W55S28E55N28Area:1540;PTO=W55S6E64N6W9Area:384;UOP=N3W26S3E26Area:78;FUS=N28W15S28E15Area:420;UOP=E5N3W26S3E21Area:78;UBM=Area:1540;TotalArea:4292

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	PR-CD	0	0	1.0000	0	0.7500		RP	10,000.00	127.830	AC	0.750	7,500.00	958725	0	
TOTAL MARKET LAND DATA											127.83		958725				
TOTAL PRESENT USE DATA																	

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