

BUCHANAN, C D JR & MARILYN SUE 26024 PINE VALLEY DR SORRENTO, FL 32776-8725 ACCOUNT NUMBER: 1557	Macon County, North Carolina Tax Districts GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), CULLASAJA FIRE DISTRICT TAX	Parcel: 7522464960 Tax Year: 2025 Reval Year: 2023 Appraised By: 21 on 12/03/2022 Information Source:E - ESTIMATE
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PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	75 DOE FALLS RD	OFF RD 1538 BUCK CR RD				Date	Sales Price	Valid	Book / Page
Neighborhood:	04002 - BUCK CREEK SUGARFORK	2.0400 AC				11/28/1995	34000	N	D-21/725
Road Type:	T - PRIVATE DIRT	PERMIT INFORMATION							
Township:	04 - SUGARFORK	Code	Date	Permit #	Amount				
Utilities:	S-1, W-1								
View:	CF - CREEK FRONT					Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
	LAND: 72,420
	BUILDING: 713,410
	OBF: 0
	TOTAL APPRAISED: 785,830
	DEFERRED VALUE: 0
	NET TAXABLE: 785,830

LAND DATA - MARKET VALUE														
	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0120	RES CREEK FRONT		R		35,500	2.040	T-40			10,000	72,420	
Total Acres:							2.040	Total Land Value:				72,420		

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH													
VALUATION METHOD:	R - RESIDENTIAL														
USE CODE:	D - DWELLING														
STYLE:	C - CONVENTIONAL														
FOUNDATION:	C - CONTINUOUS WALL														
EXTERIOR WALL 1:	C - CONC LAP SIDING														
EXTERIOR WALL 2:															
ROOF STRUCTURE:	G - GABLE														
ROOF COVER:	A - ASPH SHINGLE														
BEDROOMS:	2														
FULL BATHS:	3														
HALF BATHS:	1														
ADDITIONAL FIXTURES:															
FIREPLACE TYPE/CNT/OPN/CH:	FP/0/2/2														
ELEVATOR TYPE/COUNT/STOPS:															
PHYS OVERRIDE:															
ECONOMIC DEPRECIATION:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:															
SPECIAL CONDITION VALUE:															
DESCRIPTION:	1.5/S FR DWLG & B														
REMARKS:															
HEATED SQUARE FEET:	2,952														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	839,360														
PHYSICAL DEPRECIATION	15%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	713,410														

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	1968	1.5	F	0%	100%	0%	C+10	2006	2006	A	85%			372610
FG	784	1.0		0%	0%	0%					85%			78900
FUS	984	1.0		0%	0%	0%					85%			151900
LLU	1968	1.0		0%	0%	0%					85%			52800
OP	352	1.0		0%	0%	0%					85%			17700
OP	460	1.0		0%	0%	0%					85%			23100
OP	96	1.0		0%	0%	0%					85%			4800
WD	464	1.0		0%	0%	0%					85%			11600