

13 BONES LLC

230 WHITE SULPHUR SPRINGS RD
100069263

PLAT: 00036/00117 UNIQ ID 1973349
ID NO:

Parcel ID: 5031-02-79-9629-

SPLIT FROM ID 1973281

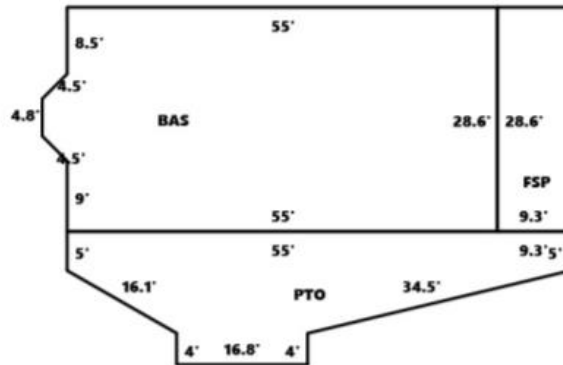
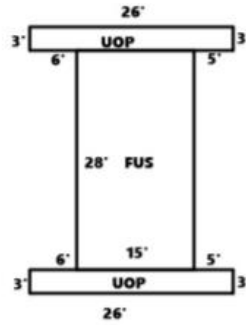
COUNTY WIDE (100), FIRE - FOUR WAY (100), LANDFILL
FEE (1), FIRE COUNTY WIDE (100)
Reval Year: 2025 Tax Year: 2026 PB 36 PG 117 T - 25
Appraised By 48 on 03/27/2024 37400 WHITE SULPHUR SPRINGS

CARD NO. 1 of 2
14.7200 AC
TW-08 CI- MN- DS-20

EX- SRC=
AT- LAST ACTION 20240821

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE	
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			
Foundation	3	50	01	2,471	110	101.64	265152	1999	1978	NORM	0.30800
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	10										
Wood Shingle/Architectural Shingle	4.00										
Interior Wall Construction	6										
Custom Interior	32.00										
Interior Floor Cover	08										
Sheet Vinyl	6.00										
Interior Floor Cover	14										
Carpet	0.00										
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											
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											113.000
BUILDING ADJUSTMENTS											
Quality	3	AVERAGE	1.00								
Shape/Design	2	RECTANGLE	1.00								
Size	Size	Size	0.97								
TOTAL ADJUSTMENT FACTOR			0.970								
TOTAL QUALITY INDEX			110								

TYPE: RURAL HOME SITE
STYLE: 1 - 1.0 Story



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	183,490
DEPR. OB/XF VALUE - CARD	5,090
MARKET LAND VALUE - CARD	75,430
TOTAL MARKET VALUE - CARD	264,010
TOTAL APPRAISED VALUE - CARD	264,010
TOTAL APPRAISED VALUE - PARCEL	683,370
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL \$	683,370
PRIOR APPRAISAL	
BUILDING VALUE	502,320
OBXF VALUE	1,650
LAND VALUE	71,830
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	575,800
ROUT: WTRSHD:	

OFF. RECORD		DATE		DEED	Q/U	V/I	INDICATE
BOOK	PAGE	MO	YR	TYPE			SALES PRICE
01082	0992	7	2005	WD*	Q	V	30,000
00716	1015	1	1999	WD*	Q	V	22,000
00537	0830	5	1993	WD*	Q	I	4,000
01676	0879	7	2019	WD*	P	I	229,000
01082	0995	7	2005	WD*	A	V	216,000
01082	1000	7	2005	WD*	A	I	434,000
01082	0999	7	2005	WD*	A	V	434,000
01082	0996	7	2005	WD*	A	I	216,000
00537	0828	2	1993	WD*	X	I	0
00537	0826	2	1993	WD*	X	I	0
00409	0294	10	1984	TD*	X	V	8,500
00214	0252	8	1958	NW*	X	V	0
00214	0035	8	1958	NW*	X	V	0

HEATED AREA 2,019

NOTES

#10 ROOF ON BLDG1, CATHEDRAL ROOF AND PTO ON BLDG2, 2025REVAL
ACCESS FROM BRIDGE
REMODELED 2007
TOTAL SP \$650K 07/05

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,599	100	162522	B6		SHOP BLDG		0	0	800	11.50	100.00	-		1978	1990	S2		30	2760	
FSP	266	040	10875	O3		CARPOR		0	0	576	13.50	100.00			1978	1990	S2		30	2333	
TOTAL OB/XF VALUE																					5093
FUS	420	090	38420																		
PTO	712	005	3659																		
UBM*	1,599	020	32525																		
UOP	156	020	3151																		
FIREPLACE	6 - Massive		14,000																		
SUBAREA TOTALS	4,752		265,152																		

BLDG DIMENSIONS FUS=N28W15S28E15Area:420;UOP=E5N3W26S3E6E15Area:78;BAS=N9NW@45-4.5N4.75NE@45-4.5N8.5E5S28.61W55Area:1599.01;FSP=S28.61E9.33N28.61W9.33Area:266.97;PTO=N5W9.33W5S5SE@29.74-16.12S4E16.75N4NE@13.4-34.52Area:712.97;UBM=Area:1599;UOP=E5S3W26N3E6E15Area:78;TotalArea:4753.95

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	
RURAL ACREAGE	0120	PR-CD	811	0	1.1300	4	1.0800	+08 +00 +00 +00 +00	RP	4,200.00	14.720	AC	1.220	5,124.00	75425			
TOTAL MARKET LAND DATA											14.72				75425			
TOTAL PRESENT USE DATA																		

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 224 WHITE SULPHUR SPRINGS RD
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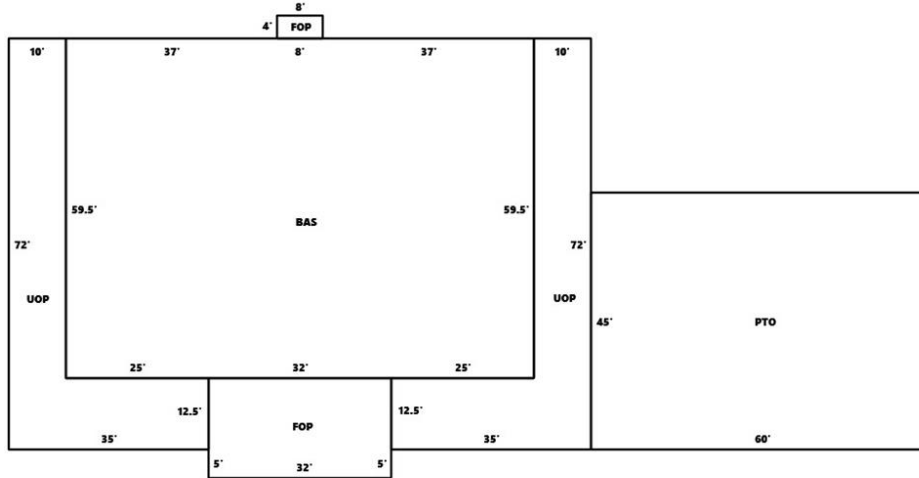
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 FEE (1), FIRE COUNTY WIDE (100)
 Reval Year: 2025 Tax Year: 2026 PB 36 PG 117 T - 25
 Appraised By 48 on 03/27/2024 37400 WHITE SULPHUR SPRINGS

CARD NO. 2 of 2
 14.7200 AC
 TW-08 CI- MN- DS-20

EX- SRC=
 AT- LAST ACTION 20240821

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE									
ITEM	QTY	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	MARKET						
Foundation	3	77	07	5,871	111	72.15	423593	2024	2020	% GOOD	99.0	DEPR. BUILDING VALUE - CARD	419,360						
Continuous Footing	4.00											DEPR. OB/XF VALUE - CARD	0						
Sub Floor System	2											MARKET LAND VALUE - CARD	0						
Slab on Grade-Residential/Commercial	6.00											TOTAL MARKET VALUE - CARD	419,360						
Exterior Walls	15											TOTAL APPRAISED VALUE - CARD	419,360						
Board & Batten (12" Boards)	20.00											TOTAL APPRAISED VALUE - PARCEL	683,370						
Roofing Structure	06											TOTAL PRESENT USE VALUE - LAND	0						
Irregular/Cathedral	12.00											TOTAL VALUE DEFERRED - PARCEL	0						
Roofing Cover	10											TOTAL TAXABLE VALUE - PARCEL \$	683,370						
Wood Shingle/Architectural Shingle	7.00											PRIOR APPRAISAL							
Interior Wall Construction	6											OBXF VALUE	502,320						
Custom Interior	16.00											LAND VALUE	71,830						
Interior Floor Cover	03											PRESENT USE VALUE	0						
Concrete Finished	1.00											DEFERRED VALUE	0						
Heating Fuel	04											TOTAL VALUE	575,800						
Electric	1.00											ROUT: WTRSHD:							
Heating Type	10											SALES DATA							
Heat Pump	6.00											OFF. RECORD	DATE	DEED	Q/U	V/I	INDICATE		
Air Conditioning Type	03											BOOK	PAGE	MO	YR	TYPE		SALES PRICE	
Central	6.00											01082	0992	7	2005	WD*	Q	V	30,000
Structural Frame	02											00716	1015	1	1999	WD*	Q	V	22,000
Wood Frame	10.00											00537	0830	5	1993	WD*	Q	I	4,000
Half-Bathrooms												01676	0879	7	2019	WD*	P	I	229,000
BAS - 0 FUS - 0 LL - 0												01082	0995	7	2005	WD*	A	V	216,000
Plumbing Fixtures	8.000											01082	1000	7	2005	WD*	A	I	434,000
Office												01082	0999	7	2005	WD*	A	V	434,000
BAS - 0 FUS - 0 LL - 0	0											01082	0996	7	2005	WD*	A	I	216,000
TOTAL POINT VALUE	97,000											00537	0828	2	1993	WD*	X	I	0
BUILDING ADJUSTMENTS												00537	0826	2	1993	WD*	X	I	0
Quality	4			ABOVE AVERAGE	1.10							00409	0294	10	1984	TD*	X	V	8,500
Shape/Design	2			RECTANG LE	1.00							00214	0252	8	1958	NW*	X	V	0
Size	Size	Size	Size	1.04								00214	0035	8	1958	NW*	X	V	0
TOTAL ADJUSTMENT FACTOR	1.140											BUILDING AREA 4,879							
TOTAL QUALITY INDEX	111											NOTES							



CORRELATION OF VALUE		PRIOR APPRAISAL		PERMIT	
ITEM	VALUE	CODE	DATE	NO.	
CRENCE TO	MARKET				
DEPR. BUILDING VALUE - CARD	419,360				
DEPR. OB/XF VALUE - CARD	0				
MARKET LAND VALUE - CARD	0				
TOTAL MARKET VALUE - CARD	419,360				
TOTAL APPRAISED VALUE - CARD	419,360				
TOTAL APPRAISED VALUE - PARCEL	683,370				
TOTAL PRESENT USE VALUE - LAND	0				
TOTAL VALUE DEFERRED - PARCEL	0				
TOTAL TAXABLE VALUE - PARCEL \$	683,370				
BUILDING VALUE	502,320				
OBXF VALUE	1,650				
LAND VALUE	71,830				
PRESENT USE VALUE	0				
DEFERRED VALUE	0				
TOTAL VALUE	575,800				
ROUT: WTRSHD:					

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	PCT	RPL CS																		
BAS	4,879	100	352020			TOTAL OB/XF VALUE															0
FOP	592	040	17100																		
PTO	2,700	005	9740																		
UOP	2,065	030	44733																		
SUBAREA TOTALS	10,236		423,593																		

BLDG DIMENSIONS BAS=W25N59.5E37E8E37S59.5W25W32Area:4879;FOP=N4E8S4W8Area:32;FOP=W32S12.5S5E32N5N12.5Area:560;UOP=W35N72E10S59.5E25S12.5Area:1032.5;UOP=W10S59.5W25S12.5E35N72Area:1032.5;PTO=E60N45W60S45Area:2700;TotalArea:10236

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
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	