

13 BONES LLC

230 WHITE SULPHUR SPRINGS RD
100069263

PLAT: 00036/00117 UNIQ ID 1973349
ID NO:

Parcel ID: 5031-02-79-9629-

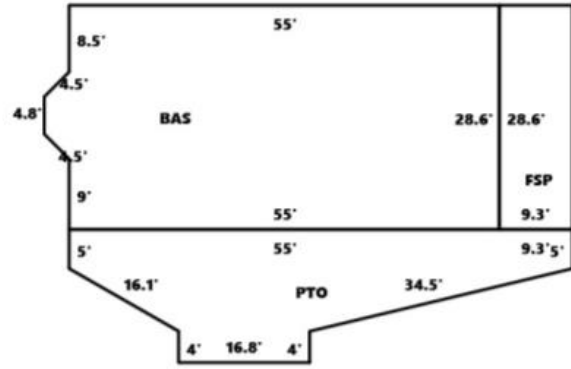
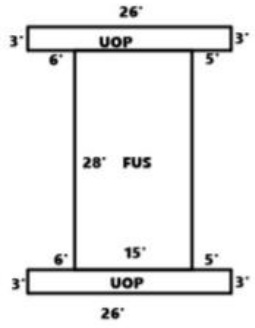
SPLIT FROM ID 1973281

COUNTY WIDE (100), FIRE - FOUR WAY (100), LANDFILL
FEE (1)
Reval Year: 2025 Tax Year: 2025 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- FR-

SRC= AT= LAST ACTION 20240821

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	MARKET	
Foundation	3								0.30800			
Continuous Footing	5.00	50	01	2,471	110	101.64	265152	1999	1978	% GOOD	69.2	
Sub Floor System	4	TYPE: RURAL HOME SITE				SINGLE FAMILY RESIDENTIAL				DEPR. BUILDING VALUE - CARD		183,490
Plywood	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD		5,090
Exterior Walls	09									MARKET LAND VALUE - CARD		75,430
Wood on Sheathing or Plywood	30.00									TOTAL MARKET VALUE - CARD		264,010
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD		264,010
Gable	7.00									TOTAL APPRAISED VALUE - PARCEL		683,370
Roofing Cover	10									TOTAL PRESENT USE VALUE - LAND		0
Wood Shingle/Architectural Shingle	4.00									TOTAL VALUE DEFERRED - PARCEL		0
Interior Wall Construction	6									TOTAL TAXABLE VALUE - PARCEL \$		683,370
Custom Interior	32.00									PRIOR APPRAISAL		
Interior Floor Cover	08									PERMIT		
Sheet Vinyl	6.00									BUILDING VALUE		502,320
Interior Floor Cover	14									OBXF VALUE		1,650
Carpet	0.00									LAND VALUE		71,830
Heating Fuel	04									PRESENT USE VALUE		0
Electric	1.00									DEFERRED VALUE		0
Heating Type	10									TOTAL VALUE		575,800
Heat Pump	4.00									ROUT: WTRSHD:		
Air Conditioning Type	03									SALES DATA		
Central	4.00									OFF. RECORD		
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0	12,000								DATE		
Bedrooms	BAS - 3 FUS - 0 LL - 0								DEED TYPE			
Bathrooms	BAS - 2 FUS - 0 LL - 0								Q/U			
Half-Bathrooms	BAS - 0 FUS - 0 LL - 0								V/I			
Office	BAS - 0 FUS - 0 LL - 0								INDICATE			
TOTAL POINT VALUE	113,000								SALES PRICE			
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												



CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	SHOP BLDG		0	0	800	11.50	100.00	-		1978	1990	S2		30	2760
FSP	CARPORIT		0	0	576	13.50	100.00			1978	1990	S2		30	2333
TOTAL OB/XF VALUE															
5093															

SUBAREA				CODE	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	03	CARPORIT		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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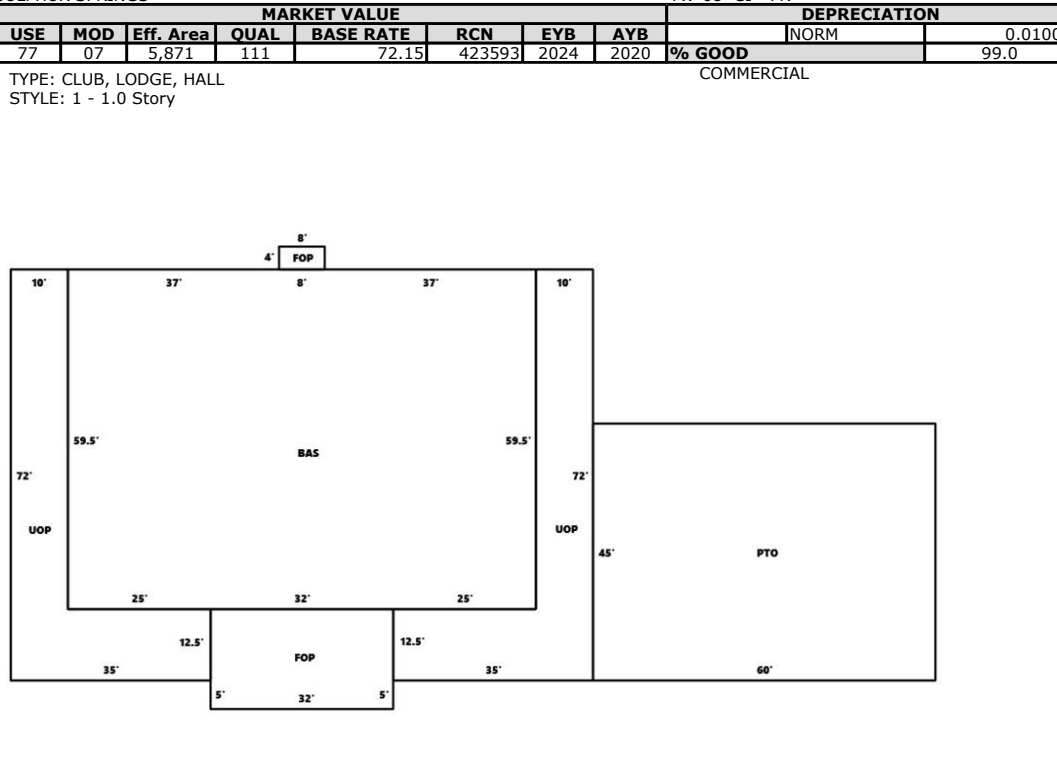
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 FEE (1)
 Reval Year: 2025 Tax Year: 2025 PB 36 PG 117 T - 25
 Appraised By 48 on 03/27/2024 37400 WHITE SULPHUR SPRINGS

CARD NO. 2 of 2
 14.7200 AC
 TW-08 CI- FR-

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	77	07	5,871	111	72.15	423593	2024	2020	% GOOD	99.0
Continuous Footing	4.00										
Sub Floor System	2										
Slab on Grade- Residential/Commercial	6.00										
Exterior Walls Board & Batten (12" Boardsd)	20.00										
Roofing Structure Irregular/Cathedral	12.00										
Roofing Cover Wood Shingle/Architectural Shingle	7.00										
Interior Wall Construction Custom Interior	16.00										
Interior Floor Cover Concrete Finished	1.00										
Heating Fuel Electric	1.00										
Heating Type Heat Pump	6.00										
Air Conditioning Type Central	6.00										
Structural Frame Wood Frame	10.00										
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	0										
Plumbing Fixtures Office	8.00										
BAS - 0 FUS - 0 LL - 0	0										
TOTAL POINT VALUE	97.000										
BUILDING ADJUSTMENTS											
Quality	4	ABOVE AVERAGE	1.10								
Shape/Design	2	RECTANG LE	1.00								
Size	Size	Size	1.04								
TOTAL ADJUSTMENT FACTOR			1.140								
TOTAL QUALITY INDEX			111								



PRIOR APPRAISAL		PERMIT					
BUILDING VALUE	CODE	DATE	NO.				
OBXF VALUE							
LAND VALUE							
PRESENT USE VALUE							
DEFERRED VALUE							
TOTAL VALUE							
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR				
TYPE	Q/U	V/I	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
BUILDING AREA 4,879							
NOTES							
#10 ROOF ON BLDG1, CATHEDRAL ROOF AND PTO ON BLDG2, 2025REVAL PTO ESTIMATED FROM AERIAL							

SUBAREA				CODE	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

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																	