

FINNERTY, JOHN J. III  
 FINNERTY, NANCY W.  
 35940 RAMSEY RIDGE DR  
 DADE CITY, FL 33523-7618  
 ACCOUNT NUMBER: 138810

## Macon County, North Carolina

Parcel: 6517719193  
 Tax Year: 2027  
 Reval Year: 2023  
 Appraised By: 25 on 03/13/2025  
 Information Source: E - ESTIMATE

**Tax Districts**  
 GENERAL COUNTY TAX, LANDFILL FEE RESIDENTIAL (1), NANTAHALA FIRE  
 DISTRICT TAX

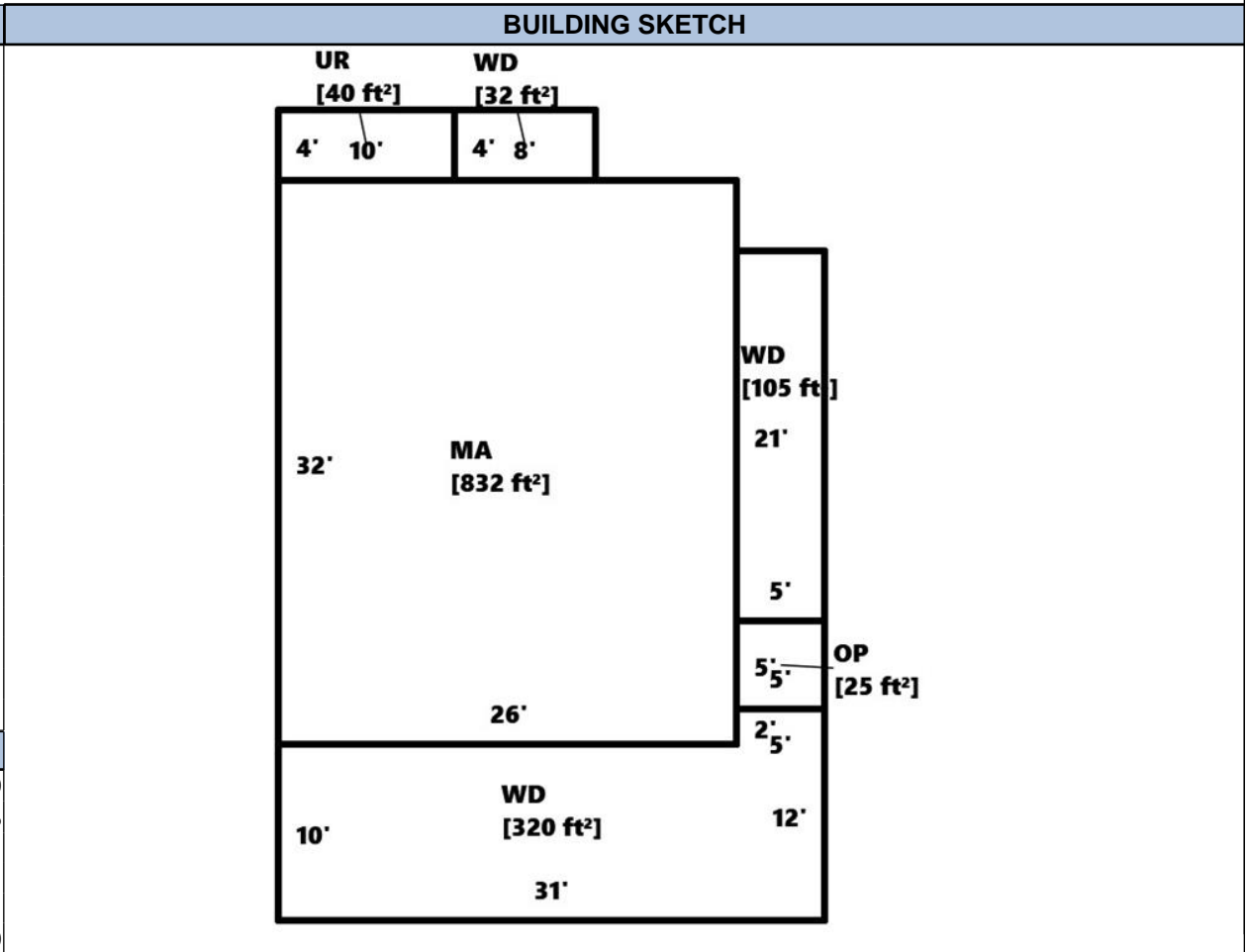
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	324 AZALEA RDG	LOT 5 WAYAH RD-OFF SR 1310				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	09000 - NANTAHALA RURAL	3.0100 AC				11/30/2016	175000	Y	R-37/232
		PERMIT INFORMATION				8/18/2009	135000	N	F-33/1772
<b>Road Type:</b>	T - PRIVATE DIRT	Code	Date	Permit #	Amount	11/18/2005	265000	Y	U-29/356
<b>Township:</b>	09 - NANTAHALA								
<b>Utilities:</b>	S-1, W-1								
<b>View:</b>	SR - SHORT RANGE								
						<b>Plat Book:</b>		<b>Plat Card:</b>	

NOTES	VALUE SUMMARY
LISTED FOR 399,800 2/25 REDUCED TO 349,800 3/26	<b>LAND:</b> 67,470 <b>BUILDING:</b> 250,290 <b>OBXF:</b> 4,700 <b>TOTAL APPRAISED:</b> 322,460 <b>DEFERRED VALUE:</b> 0 <b>NET TAXABLE:</b> 322,460

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	0150	RES VIEW		R	M	48,250	1.000				10,000	48,250	
2	A	0110	RESIDENTIAL		T		9,562	2.010	T-40			0	19,220	
								<b>Total Acres:</b>	<b>3.010</b>		<b>Total Land Value:</b>		<b>67,470</b>	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMLPT	TAX VALUE	NOTES
61	STORAGE, FR UTILITY	C	1.000			240		1.0000	2000	2000	A					4700	FR STG

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	3
FULL BATHS:	2
HALF BATHS:	1
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	ST/1/1/1
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:	1,247



BUILDING COMPUTATION	
REPLACEMENT COST NEW	333,880
PHYSICAL DEPRECIATION	25%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	250,290

BUILDING SECTION DETAIL														
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	832	1.5	M		100%		C	1997	1997	A	75%			131690
FUS	415	1.0									75%			52700
LLF	541	1.0									75%			42200
LLU	291	1.0									75%			6400
OP	25	1.0									75%			1000
UR	40	1.0									75%			1900
WD	32	1.0									75%			700
WD	345	1.0									75%			7100
WD	320	1.0									75%			6600