BAY AREA LENDING SERVICES, LLC
2002 E 5TH AVE UNIT 108
TAMPA, FL 33605-5233
ACCOUNT NUMBER: 158631

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, COWEE FIRE DISTRICT TAX

Parcel: 6569133277
Tax Year: 2026
Reval Year: 2023
Appraised By: 25 on 08/01/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	80 BREEZE WOOD DR
Neighborhood:	11032 - KASAWA
Road Type:	T - PRIVATE DIRT
Township:	11 - COWEE
Utilities:	
View:	

PROPERTY DESCRIPTION

LOT 46 KASAWA
1.4100 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
10/2/2024	742000	N	J-43/354
2/9/2022	420000	N	P-41/2398
11/16/2004	392500	N	Q-28/1667

Plat Book: **Plat Card:**

NOTES

VALUE SUMMARY

LAND:	22,050
BUILDING:	0
OBXF:	0
TOTAL APPRAISED:	22,050
DEFERRED VALUE:	0
NET TAXABLE:	22,050

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	0110	RESIDENTIAL		R		15,638	1.410				0	22,050	

Total Acres: **1.410** **Total Land Value:** **22,050**

OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION

VALUATION METHOD:
USE CODE:
STYLE:
FOUNDATION:
EXTERIOR WALL 1:
EXTERIOR WALL 2:
ROOF STRUCTURE:
ROOF COVER:
BEDROOMS:
FULL BATHS:
HALF BATHS:
ADDITIONAL FIXTURES:
FIREPLACE TYPE/CNT/OPN/CH:
ELEVATOR TYPE/COUNT/STOPS:
PHYS OVERRIDE:
ECONOMIC DEPRECIATION:
FUNCTIONAL DEPRECIATION:
SPECIAL CONDITION CODE:
SPECIAL CONDITION VALUE:
DESCRIPTION:
REMARKS:
HEATED SQUARE FEET:

BUILDING SKETCH

BUILDING COMPUTATION

REPLACEMENT COST NEW
PHYSICAL DEPRECIATION
FUNCTIONAL DEPRECIATION
ECONOMIC DEPRECIATION
% COMPLETE
REPLACEMENT COST NEW LESS DEPRECIATION

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE