

DAVIS, JAMES W	Macon County, North Carolina	Parcel: 6584975209
DAVIS, JUDITH N		Tax Year: 2027
24263 EAGLE SITE DR		Reval Year: 2023
ABINGDON, VA 24211-6139		Appraised By: 02 on 03/17/2026
ACCOUNT NUMBER: 6758		Information Source:E - ESTIMATE
	Tax Districts	
	GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, FRANKLIN TAX	

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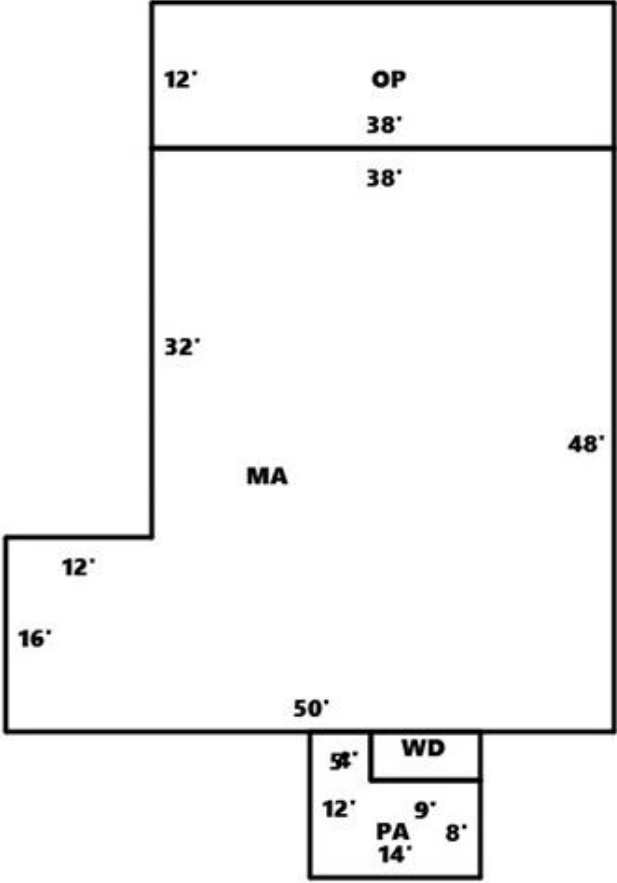
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Parcel Information		Property Description				Sales Information			
Address:	3 GEORGIA RD	GEORGIA RD				Date	Sales Price	Valid	Book / Page
Neighborhood:	12100 - FRANKLIN CITY COMM	0.8200 AC				5/17/2018	36000	N	P-38/59
Road Type:	P - PVD PRIMARY	PERMIT INFORMATION							
Township:	12 - FRANKLIN CITY	Code	Date	Permit #	Amount				
Utilities:	A-1	BR	3/3/2026	BR-26-000393	35000				
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY	
DAYCARE IN HOUSE	LAND:	111,730
Listed for \$549,000 7/26	BUILDING:	149,490
	OBXF:	2,500
	TOTAL APPRAISED:	263,720
	DEFERRED VALUE:	0
	NET TAXABLE:	263,720

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	0501	COMM SECONDARY	FNMU	L		136,256	0.820	S-50			0	111,730	
Total Acres:								0.820	Total Land Value:			111,730		

[illegible]

BUILDING DESCRIPTION		BUILDING SKETCH													
VALUATION METHOD:	R - RESIDENTIAL														
USE CODE:	D - DWELLING														
STYLE:	C - CONVENTIONAL														
FOUNDATION:	C - CONTINUOUS WALL														
EXTERIOR WALL 1:	AS - ASBESTOS SHINGLE														
EXTERIOR WALL 2:															
ROOF STRUCTURE:	G - GABLE														
ROOF COVER:	A - ASPH SHINGLE														
BEDROOMS:	2														
FULL BATHS:	2														
HALF BATHS:	2														
ADDITIONAL FIXTURES:															
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/2/1														
ELEVATOR TYPE/COUNT/STOPS:															
PHYS OVERRIDE:															
ECONOMIC DEPRECIATION:															
FUNCTIONAL DEPRECIATION:															
SPECIAL CONDITION CODE:	UNDER CONSTRUCTION														
SPECIAL CONDITION VALUE:	0.75000														
DESCRIPTION:	1.5/S FR DWLG & B														
REMARKS:															
HEATED SQUARE FEET:	2,923														
BUILDING COMPUTATION															
REPLACEMENT COST NEW	486,360														
PHYSICAL DEPRECIATION	59%														
FUNCTIONAL DEPRECIATION															
ECONOMIC DEPRECIATION															
% COMPLETE															
REPLACEMENT COST NEW LESS DEPRECIATION	149,490														

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	2016	1.0	F		100%		C	1948	1985	F	41%			98290	
FUS	907	1.0									41%			36700	
LLU	1008	1.0									41%			7000	
OP	456	1.0									41%			6000	
PA	132	1.0									41%			300	
PA	456	1.0									41%			1000	
WD	36	1.0									41%			200	