NOLIN, YVETTE C.
237 S ROCK CRUSHER RD
CRYSTAL RIVER, FL 34429-5751
ACCOUNT NUMBER: 157801

Macon County, North Carolina

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

Parcel: 6586124273
Tax Year: 2027
Reval Year: 2023
Appraised By: 101 on 12/03/2024
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	30 little village WAY
Neighborhood:	01081 - TRIMONT LAKE RD
Road Type:	T - PRIVATE DIRT
Township:	01 - FRANKLIN
Utilities:	S-1, W-1
View:	

PROPERTY DESCRIPTION

LOT 1 TRIMONT TINY HOUSE VILLAGE SUBDV
0.3500 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BR	7/5/2024	BR-24-001322	0

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
6/10/2024	65000	Y	E-43/198

Plat Book:	5	**Plat Card:**	13131

NOTES

LISTED FOR 240,000 2/25
reduced to 239,900 4/26

VALUE SUMMARY

LAND:	65,000
BUILDING:	129,290
OBXF:	0
TOTAL APPRAISED:	194,290
DEFERRED VALUE:	0
NET TAXABLE:	194,290

LAND DATA - MARKET VALUE

	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER UNIT	UNITS	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	L	0110	RESIDENTIAL				65,000	1.000				0	65,000	
							Total Acres:	**1.000**				**Total Land Value:**	**65,000**	

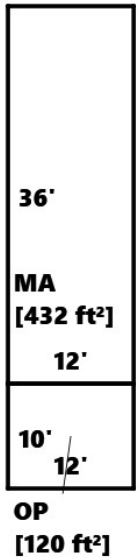
OUTBUILDING DATA

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

BUILDING DESCRIPTION

VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	TH - TINY HOME
STYLE:	TH - TINY HOME
FOUNDATION:	P - PIER
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	G - GABLE
ROOF COVER:	M - METAL
BEDROOMS:	1
FULL BATHS:	1
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:	TINY HOME
REMARKS:	
HEATED SQUARE FEET:	432

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	129,270
PHYSICAL DEPRECIATION	0%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	129,290

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
MA	432	1.0	M		100%		C+10	2024	2024	A	100%			119590
OP	120	1.0									100%			9700