

DUNCAN, JERRY FLOYD  
 DUNCAN, CAROL WILLIAMS  
 900 SOUTH WIND TRACE  
 DUBLIN, GA 31021  
 ACCOUNT NUMBER: 140751

# Macon County, North Carolina

Parcel: 7535010620  
 Tax Year: 2026  
 Reval Year: 2023  
 Appraised By: 25 on 11/02/2022  
 Information Source: E - ESTIMATE

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

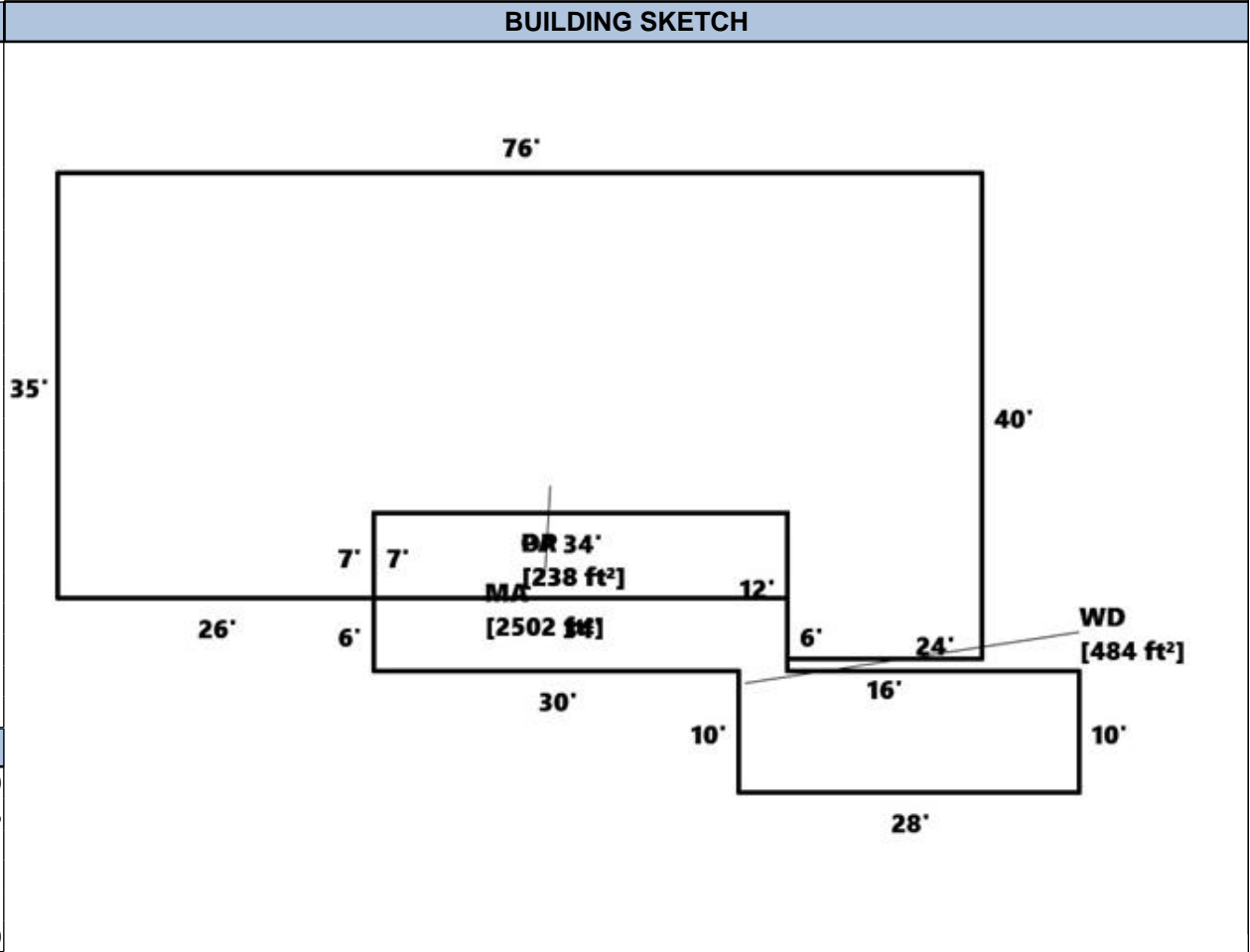
PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
<b>Address:</b>	2001 LITTLE ELLIJAY RD	ON RD 1528 TR 3				<b>Date</b>	<b>Sales Price</b>	<b>Valid</b>	<b>Book / Page</b>
<b>Neighborhood:</b>	03017 - LITTLE ELLIJAY	3.3400 AC				5/10/2019	280000	Y	E-39/1635
		PERMIT INFORMATION							
<b>Road Type:</b>	R - PVD PRIVATE	Code	Date	Permit #	Amount				
<b>Township:</b>	03 - ELLIJAY								
<b>Utilities:</b>	W-1, S-1								
<b>View:</b>						<b>Plat Book:</b>		<b>Plat Card:</b>	

NOTES	VALUE SUMMARY												
for sale 899,900 12/25	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">LAND:</td> <td style="text-align: right;">65,830</td> </tr> <tr> <td>BUILDING:</td> <td style="text-align: right;">241,210</td> </tr> <tr> <td>OBXF:</td> <td style="text-align: right;">16,700</td> </tr> <tr> <td>TOTAL APPRAISED:</td> <td style="text-align: right;">323,740</td> </tr> <tr> <td>DEFERRED VALUE:</td> <td style="text-align: right;">0</td> </tr> <tr> <td>NET TAXABLE:</td> <td style="text-align: right;">323,740</td> </tr> </table>	LAND:	65,830	BUILDING:	241,210	OBXF:	16,700	TOTAL APPRAISED:	323,740	DEFERRED VALUE:	0	NET TAXABLE:	323,740
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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		29,440	1.000				10,000	29,440	
2	A	0110	RESIDENTIAL				15,551	2.340	T-20			0	36,390	
								<b>Total Acres:</b>	<b>3.340</b>				<b>Total Land Value:</b>	<b>65,830</b>

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
17	CARPORT	C				572			1995	1995	A					16700	

BUILDING DESCRIPTION	
VALUATION METHOD:	R - RESIDENTIAL
USE CODE:	D - DWELLING
STYLE:	C - CONVENTIONAL
FOUNDATION:	
EXTERIOR WALL 1:	F - FRAME
EXTERIOR WALL 2:	
ROOF STRUCTURE:	
ROOF COVER:	
BEDROOMS:	4
FULL BATHS:	2
HALF BATHS:	1
ADDITIONAL FIXTURES:	0
FIREPLACE TYPE/CNT/OPN/CH:	FP/1/1/1
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	1/S FR DWLG & B
REMARKS:	
HEATED SQUARE FEET:	2,502



BUILDING COMPUTATION	
REPLACEMENT COST NEW	561,000
PHYSICAL DEPRECIATION	57%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	241,210

BUILDING SECTION DETAIL															
TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
MA	2502	1.0	P		100%		C	1977	1977	A	43%			163310	
LLF	1877	1.0									43%			62800	
LLU	625	1.0									43%			5900	
OP	238	1.0									43%			4200	
PA	238	1.0									43%			700	
WD	484	1.0									43%			4300	