

**SIMPLE FAST SALE LLC**

10119 MCCOLL RD  
909989

NN: 26 - CHANGE OF OWNERSHIP  
COUNTY TAX (100), SCHOOL TAX (100), SW  
AVAILABILITY FEE (1)  
PT #49 H B REVELS

Reval Year: 2019 Tax Year: 2025  
Appraised By 22 on 03/09/2009 01024 15/501

PLAT: / UNIQ ID 11080  
ID NO:

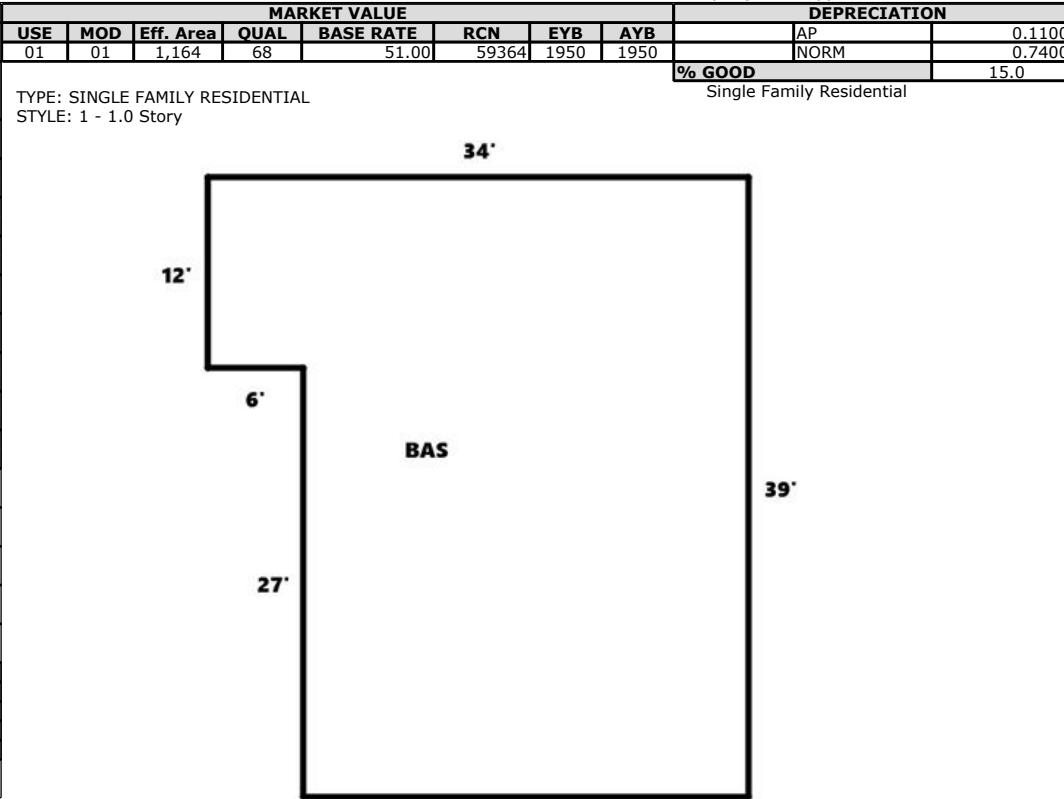
**Parcel ID: 01-0224- -01-023-**

SPLIT FROM ID

CARD NO. 1 of 1  
0.7000 AC  
TW-01 CI-L FR-06

SRC= Owner  
AT- LAST ACTION 20240227

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE	
FOUNDATION	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	AP		MARKET
Foundation	4	01	01	1,164	68	51.00	59364	1950	1950	0.11000	CREDESC TO
Spread Footing	0.00									0.74000	
Sub Floor System	2										DEPR. BUILDING VALUE - CARD
Slab on Grade-Residential/Commercial	8.00										8,910
Exterior Walls	09										DEPR. OB/XF VALUE - CARD
Wood on Sheathing or Plywood	25.00										8,740
Exterior Walls	11										MARKET LAND VALUE - CARD
Concrete Block	0.00										17,650
Roofing Structure	04										TOTAL MARKET VALUE - CARD
Hip	10.00										17,650
Roofing Cover	03										TOTAL APPRAISED VALUE - CARD
Asphalt or Composition Shingle	3.00										17,650
Interior Wall Construction	5										TOTAL APPRAISED VALUE - PARCEL
Drywall/Sheetrock	20.00										0
Interior Floor Cover	12										TOTAL VALUE DEFERRED - PARCEL
Hardwood	14.00										0
Heating Fuel	03										TOTAL TAXABLE VALUE - PARCEL \$
Gas	1.00										17,650
Heating Type	03										TOTAL PRESENT USE VALUE - LAND
Forced Air - Not Ducted	2.00										0
Air Conditioning Type	01										TOTAL VALUE DEFERRED - PARCEL
None	0.00										0
Bedrooms/Bathrooms/Half-Bathrooms	3/1/0										TOTAL TAXABLE VALUE - PARCEL \$
Bedrooms	8.000										17,650
BAS - 3 FUS - 0 LL - 0											
Bathrooms											
BAS - 1 FUS - 0 LL - 0											
Half-Bathrooms											
BAS - 0 FUS - 0 LL - 0											
Office											
BAS - 0 FUS - 0 LL - 0	0										
<b>TOTAL POINT VALUE</b>											91,000
<b>BUILDING ADJUSTMENTS</b>											
Quality	1	Minimum	0.75								
Shape/Design	1	Square	0.95								
Size	Size	Size	1.05								
TOTAL ADJUSTMENT FACTOR			0.750								
TOTAL QUALITY INDEX			68								



DEPRECIATION		CORRELATION OF VALUE	
AP	0.11000	CREDESC TO	MARKET
NORM	0.74000	DEPR. BUILDING VALUE - CARD	8,910
% GOOD	15.0	DEPR. OB/XF VALUE - CARD	
		MARKET LAND VALUE - CARD	8,740
		TOTAL MARKET VALUE - CARD	17,650
		TOTAL APPRAISED VALUE - CARD	17,650
		TOTAL APPRAISED VALUE - PARCEL	17,650
		TOTAL PRESENT USE VALUE - LAND	0
		TOTAL VALUE DEFERRED - PARCEL	0
		TOTAL TAXABLE VALUE - PARCEL \$	17,650
<b>PRIOR APPRAISAL</b>		<b>PERMIT</b>	
BUILDING VALUE	9,310	CODE	DATE NO.
OBXF VALUE	0		
LAND VALUE	8,740		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	18,050		
<b>SALES DATA</b>			
<b>OFF. RECORD</b>	<b>DATE</b>	<b>DEED</b>	<b>INDICATE</b>
<b>BOOK</b>	<b>PAGE</b>	<b>MO</b>	<b>YR</b>
<b>TYPE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALES PRICE</b>
01785	0335	2	2024
WD	Q	I	4,000
01327	0069	12	2011
QD	C	I	0
00591	0017	1	1900
U	V		0
HEATED AREA 1,164			
<b>NOTES</b>			
6435			

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,164	100	59364	TOTAL OB/XF VALUE														
<b>SUBAREA TOTALS</b>	1,164		59,364															

**BLDG DIMENSIONS** | BAS=W34S12E6S27E28N39Area:1164;TotalArea:1164

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
0120	0120	R6	0	0	2.6000	4	0.8000	-15 -30 +00 +00 +25	PD	6,000.00	0.700	AC	2.080	12,480.00	8736	0	SEWER
<b>TOTAL MARKET LAND DATA</b>											0.7			8736			
<b>TOTAL PRESENT USE DATA</b>																	