

HOLDEN BEACH FISHING PIER INC&GRILL

441 OCEAN BLVD W SUPPLY 28462 HOLDEN BEACH
50406880

Reval Year: 2019 Tax Year: 2021
2.5 AC PLAT 2.5/239

Appraised by 53 on 12/07/2018 C505 HOLDEN BEACH ISLAND COMM

Return/Appeal Notes:

Parcel: 246DB001

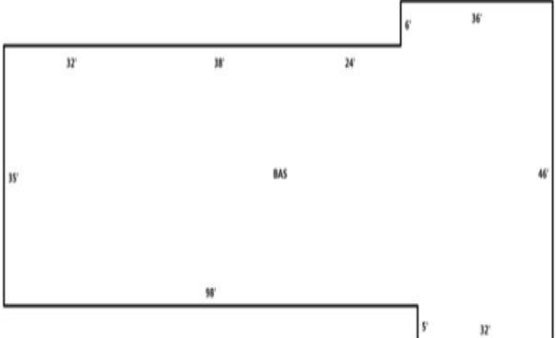
PLAT: UNIQ ID / 127713
ID NO: 201506393435

Working CARD NO. 1 of 1

2.5000 AC

SRC=

TW-05 CI-13 FR-19 EX- AT- LAST ACTION 20181207

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE										
Foundation - 5	Spread Footing	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	Standard	0.63000	CRECENCE TO	MARKET							
6.00		10	07	4,926	88	52.80	260093	1985	1960	% GOOD	37.0	DEPR. BUILDING VALUE - CARD	96,230							
Sub Floor System - 2	Slab On Grade	TYPE: COMMERCIAL RETAIL										DEPR. OB/XF VALUE - CARD	214,860							
6.00		STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD	2,100,000							
Exterior Walls - 19	Hardy Plank	COMMERCIAL CONST.										TOTAL MARKET VALUE - CARD	2,411,090							
22.00																				
Roofing Structure - 08	Wood Truss																			
8.00																				
Roofing Cover - 04	Built Up Tar and Gravel																			
4.00																				
Interior Wall Construction - 2	Wall Board or Wood Wall																			
4.00																				
Interior Floor Cover - 03	Concrete Finished																			
1.00																				
Heating Fuel - 03	Gas																			
1.00																				
Heating Type - 04	Forced Air - Ducted																			
6.00																				
Air Conditioning Type - 03	Central																			
6.00																				
Commercial Heat & Air - 2	Packaged Units																			
0.00																				
Structural Frame - 02	Wood Frame																			
10.00																				
Ceiling & Insulation - 06	Not Suspended - Ceiling & Walls Insulated																			
4.00																				
Average Rooms Per Floor - 2	Average Rooms Per Floor																			
0.00																				
Half-Bathrooms	BAS - 0 FUS - 0 LL - 0																			
Plumbing Fixtures	12.00																			
7.000																				
Office	BAS - 0 FUS - 0 LL - 0																			
0																				
TOTAL POINT VALUE		85.000																		
BUILDING ADJUSTMENTS																				
Market/Design	05	1.00	1.0000																	
Non-Std Wall Height	10	Non-Std Wall Height	1.0000																	
Quality	3	Average	1.0000																	
Size	Size	Size	1.0400																	
Construction Factor	05	1.00	1.0000																	
TOTAL ADJUSTMENT FACTOR											1.040									
TOTAL QUALITY INDEX											88									
Click on image to enlarge																				
																				
BUILDING AREA 4,926																				
NOTES																				
ROB BEACH PIER-REST-ARCAD PIER BUILT IN 1960																				
SUBAREA																				
TYPE	GS AREA	%	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE		
BAS	4,926	100	260093	01	ASPHALT PAVING		280	48	13,440	1.25	0	1	1960	1960	S5		20	3360		
FIREPLACE	1 - None		09	73	PIER/DOCK (COMM)		890	16	14,240	35.00	0	1	1990	1990	S2		42	209328		
				09	BATH HOUSE/POOL		10	31	310	35.00	0	1	1980	1980	S3		20	2170		
SUBAREA TOTALS	4,926		260,093	TOTAL OB/XF VALUE										214,858						
BUILDING DIMENSIONS BAS=W36S6W24W38W32S35E98S5E32N46Area:4926;TotalArea:4926																				
LAND INFORMATION																				
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
FISHING PR	3602	C1	300	370	1.0000	0	1.0000					PS	420,000.00	5.000	LT	1.000	420,000.00	2100000	0	
TOTAL MARKET LAND DATA														2,100,000						
TOTAL PRESENT USE DATA																				