

BUCKHOUT, PAUL BUCKHOUT, LAURIE GAYE MOE

210 BLAIR CT

49994

COUNTY (100), FIRE#1 EDENTON RURAL (100)

LOTS 13, 14, & 15, EDENTON BAY

Appraised By MC on 03/21/2022 00117 EDENTON BAY RESIDENTIAL

PLAT: OPC 2/0098J UNIQ ID

SPLIT FROM ID

** REVIEW SKETCH **

ID NO:

CARD NO. 1 of 1

2.7800 AC

TW-01 CI- FR-01

Parcel ID: 780404826478

SRC= Estimated

AT- LAST ACTION 20260126

USE	USE DESCRIPTION	MOD	MODEL DESCRIPTION	STYLE	TOTAL LIVING AREA	AYB	EYB
01	SINGLE FAMILY RESIDENTIAL	01	SINGLE FAMILY HOME	04 - 2.0 Stories	14,195	1994	1994

CATEGORY	CODE	DESCRIPTION	BASE RATE	COUNT	RATE
Bathrooms				5.000	15000.00
Half-Bathrooms				3.000	6000.00
Bedrooms				5.000	
Foundation	3	Continuous Footing			
Sub Floor System	5	Wood			
Exterior Walls	09	Wood on Sheathing or Plywood			0.00
Exterior Walls	21	Face Brick			2.00
Roofing Structure	04	Hip			
Roofing Cover	12	Metal			
Interior Wall Construction	3	Plastered			
Interior Floor Cover	12	Hardwood			
Interior Floor Cover	14	Carpet			
Heating Fuel	04	Electric			0.00
Heating Type	10	Heat Pump			3.10
Air Conditioning Type	03	Central			3.00

ATTACHMENTS					DEPRECIATION		NB FACTOR	
TYPE	GS AREA	BASE RATE	SIZE FACTOR	RPL CS				
BAS	5,413	106.07	0.7000	416610				
FGR	1,608	28.80	0.9000	41679				
FUS*	2,772	67.10	0.7000	130201				
ROP	3,288	28.70	0.9000	84929				
ROP*	692	28.70	0.9000	17874				
STP	422	14.90	0.9000	5659				

FIREPLA 5 - Two or more

CE 6,150

BUILDING ADJUSTMENTS																
GRADE		X														
CODE	QUALI TY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	SIZE FACT	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
9R	C	BOAT LIFT		0	0	1	5,000.00	100.00	—	1.25	1994	1994	S1		50	2500
94R	C	PIERS		1,264	1	1,264	30.00	100.00	—	0.90	1996	1996	S1		50	17064
87R	C	PATIO		0	0	565	5.00	100.00	—	1.00	1994	1994	S3		50	1413
119R	C	STORAGE		8	8	64	15.00	0.00	—	0.98	2000	2000	S3		60	565
119R	C	STORAGE		10	14	140	15.00	0.00	—	0.96	2000	2000	S3		60	1210
16R	B	BULKHEAD		0	0	190	100.00	100.00	—	1.00	1992	1992	S2		25	5938
105R		RIPRAP		0	0	134	100.00	0.00	—	0.00	1980	1980	S2		25	3350
TOTAL OB/XF VALUE																32040

BLDG DIMENSIONS		BAS=N17W2N26E36S26W10S17W24Area:1344;ROP=N14E39N9E18N3E23S3E18S15W52S8W46Area:1556;BAS=S38E62N46W52S8W10Area:2772;FUS=Area:2772;ROP=S10E19S3E24N3E19N10W62Area:692;ROP=Area:692;STP=E9S5E2N2E14S2E8N15W33S10Area:422;BAS=E9S5E2N2E14S2E8S24E15S9W48N38Area:1297;ROP=E15N2W8N22W7S24Area:184;ROP=S10W10S4W6N14E16Area:184;FGR=S4W6S56E28N56W12N4W10Area:1608;ROP=W6S56E6N56Area:336;ROP=E6S56W6N56Area:336;TotalArea:14195															
LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
Waterfront Building Site	16	CU-R40				0	1.5000	+00 +00 +50 +00 +00 Frontage		250,000.00	1.000	AC	0.700	375,000.00	375000		
Waterfront Build Site Residual	22	CU-R40				0	1.5000	+00 +00 +50 +00 +00 Frontage		37,500.00	1.780	AC	0.700	52,205.06	92925		
TOTAL MARKET LAND DATA											2.78				467925		
TOTAL PRESENT USE DATA																	
780404826478																9/3/2026 6:40:46 AM.	

