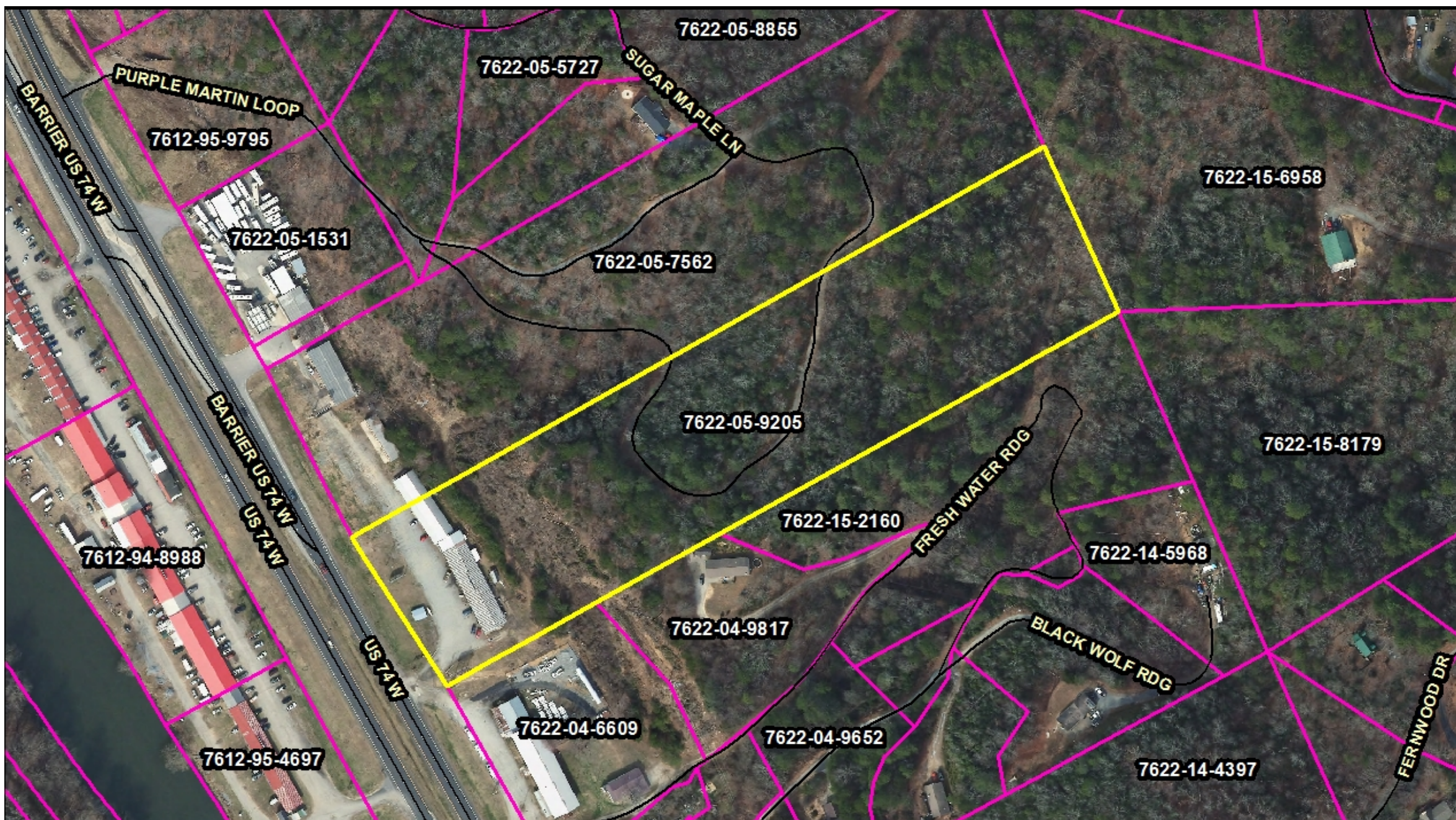
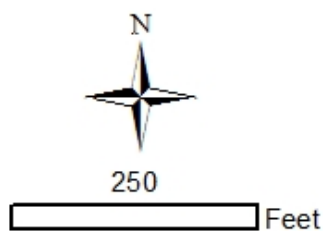


Property Report for 7622-05-9205

3/5/2024



— Centerlines
 [Pink Box] Parcels



WARNING: THIS IS NOT A SURVEY! This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the aforementioned public information sources should be consulted for verification. Jackson County or any County representative assumes no legal responsibility for the contents of this map.

<p>Parcel Information</p> <p>Parcel ID: 7622-05-9205 Parcel Address: 5262 US 74 W Neighborhood Name: Business US 74 W Property Description: AUNT FANNIES TR 16 Sale Date: 2017-05-31 Sale Price: \$0 Plat Reference: 3/879 Transferring Reference: 2189/1182 Township: BARKERS CREEK Assessed Acres: 8.92</p>	<p>Ownership Information</p> <p>Owner Name #1: AUNT FANNIES INVESTMENTS LLC Owner Name #2: None Mailing Address 1: 4504 BANKSIDE CT Mailing Address 2: None City/State/Zip: MARIETTA GA 30066 Owner Account: 179120</p>	<p>Tax/Value Information</p> <p>Fire District: QUALLA 5 MI Building Value: \$279,620 Land Value: \$250,870 Assessed Total Value: \$530,490</p> <p>Zoning Information</p> <p>Zoning District: None Zoning Area: None Jurisdiction: None</p>
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AUNT FANNIES INVESTMENTS LLC
 4504 BANKSIDE CT
 MARIETTA, GA 30066
 ACCOUNT NUMBER: 179120

Jackson County, North Carolina

Parcel: 7622059205

Tax Year: 2024

Reval Year: 2021

Appraised By: LKF on 01/05/2021

Information Source: E - E

Tax Districts
 General County Tax

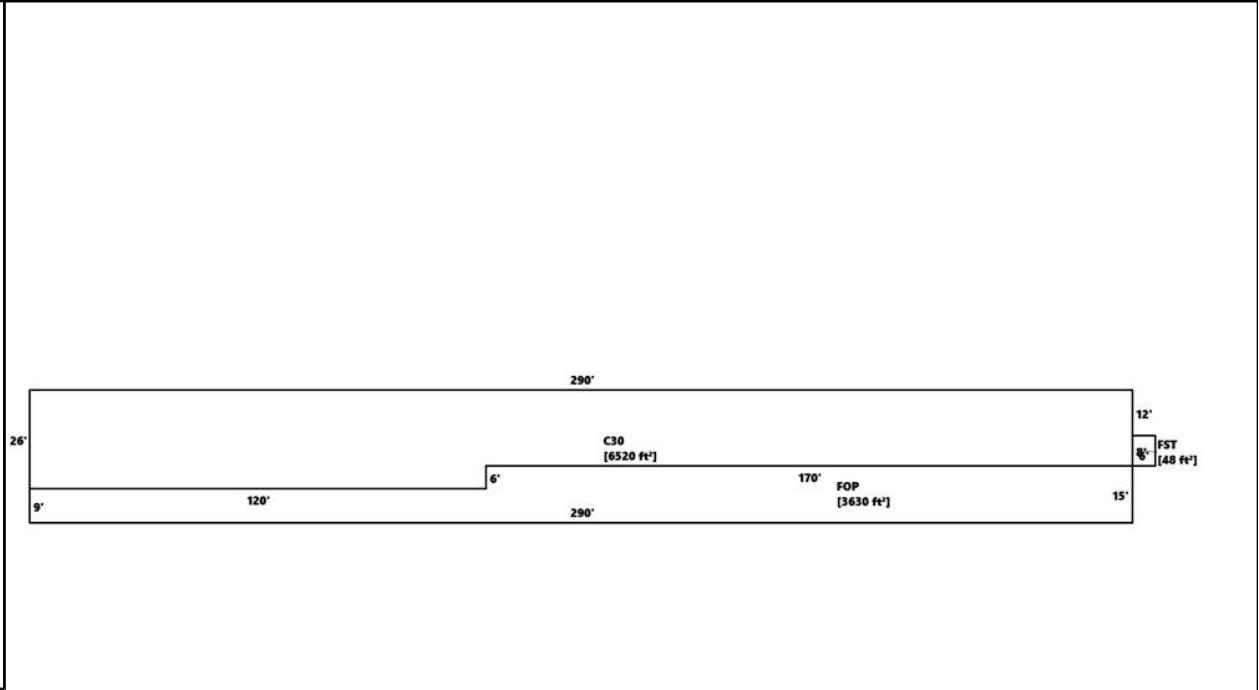
PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY																				
Address: 5262 US 74 W Neighborhood: 01100 - Business US 74 W Road Type: P - Paved Primary Township: 01 - BARKERS CREEK Utilities: W-1, S-1 View:	AUNT FANNIES TR 16 8.9200 AC <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 5px;"> <thead> <tr style="background-color: #e1eef6;"> <th colspan="4">PERMIT INFORMATION</th> </tr> <tr style="background-color: #e1eef6;"> <th>Code</th> <th>Date</th> <th>Permit #</th> <th>Amount</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	PERMIT INFORMATION				Code	Date	Permit #	Amount													LAND: 250,870 BUILDING: 279,620 OBXF: 0 MARKET VALUE: 530,490 DEFERRED AMOUNT: 0 EXEMPT VALUE: 0 NET TAXABLE: 530,490
PERMIT INFORMATION																						
Code	Date	Permit #	Amount																			
NOTES	SALES INFORMATION																					
PART OF BUILDING ON 7622-05-7562	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr style="background-color: #e1eef6;"> <th>Date</th> <th>Sales Price</th> <th>Valid</th> <th>Book/Page</th> </tr> </thead> <tbody> <tr><td>5/31/2017</td><td></td><td>N</td><td>2189/1182</td></tr> <tr><td>4/10/1992</td><td></td><td>N</td><td>800/92</td></tr> <tr><td>2/5/1992</td><td></td><td>N</td><td>796/275</td></tr> </tbody> </table>	Date	Sales Price	Valid	Book/Page	5/31/2017		N	2189/1182	4/10/1992		N	800/92	2/5/1992		N	796/275					
Date	Sales Price	Valid	Book/Page																			
5/31/2017		N	2189/1182																			
4/10/1992		N	800/92																			
2/5/1992		N	796/275																			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Plat Book:</td> <td style="width: 50%;">Plat Card:</td> </tr> </table>	Plat Book:	Plat Card:																			
Plat Book:	Plat Card:																					

LAND DATA - MARKET VALUE												
	MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
	1	A	0500	Comm Primary	112,500	1.500					168,750	
	2	A	0110	Residential	11,067	7.420	T-20				82,120	
Total Acres:						8.920	Total Land Value:				250,870	

OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION	BUILDING SKETCH
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VALUATION METHOD: C - Commercial
 USE CODE: C30 - RETAIL STORE
 STYLE:
 FOUNDATION: S - Slab
 EXTERIOR WALL 1: SO - Stucco
 EXTERIOR WALL 2: FR - Frame
 ROOF STRUCTURE: G - Gable
 ROOF COVER: MT - Metal
 BEDROOMS:
 FULL BATHS:
 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:
 REMARKS:
 HEATED SQUARE FEET: 6,520

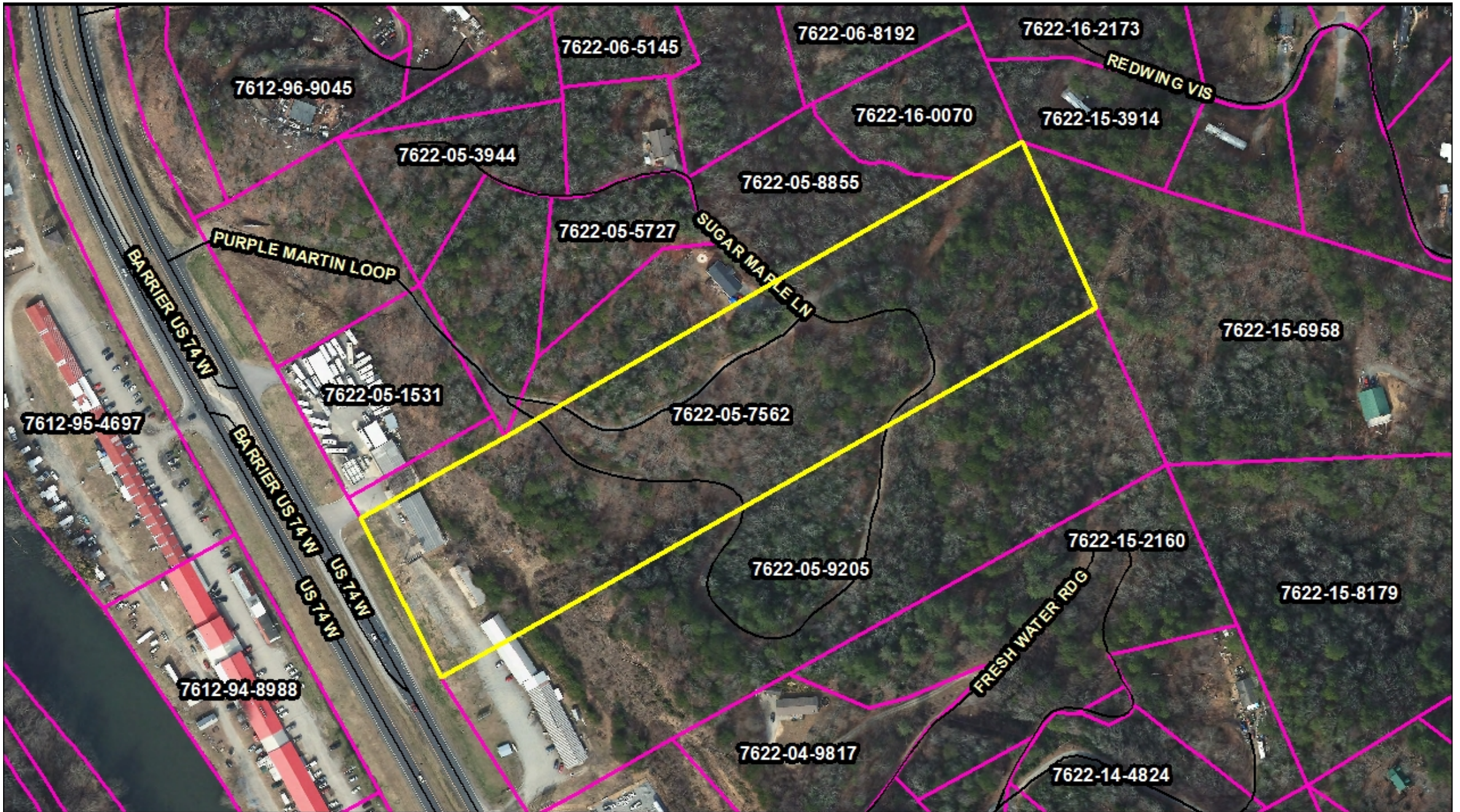


BUILDING COMPUTATION	
REPLACEMENT COST NEW	405,081
PHYSICAL DEPRECIATION	100%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	279,620

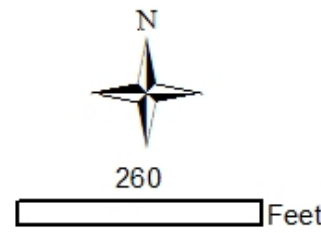
BUILDING SECTION DETAIL															
TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C30	6520	9.00	1.0	NO				D	1991	1991	A				221,529
FOP	3630		1.0												44,975
FST	48		1.0												849

Property Report for 7622-05-7562

3/5/2024



— Centerlines
 [Pink Box] Parcels



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Parcel Information	Ownership Information	Tax/Value Information
Parcel ID: 7622-05-7562 Parcel Address: 5264 US 74 W Neighborhood Name: Business US 74 W Property Description: AUNT FANNIES TR 15 Sale Date: 2017-05-31 Sale Price: \$0 Plat Reference: 3/879 Transferring Reference: 2189/1182 Township: BARKERS CREEK Assessed Acres: 9.12	Owner Name #1: AUNT FANNIES INVESTMENTS LLC Owner Name #2: None Mailing Address 1: 4504 BANKSIDE CT Mailing Address 2: None City/State/Zip: MARIETTA GA 30066 Owner Account: 179120	Fire District: QUALLA 5 MI Building Value: \$96,530 Land Value: \$252,810 Assessed Total Value: \$349,340 Zoning Information Zoning District: None Zoning Area: None Jurisdiction: None

AUNT FANNIES INVESTMENTS LLC
 4504 BANKSIDE CT
 MARIETTA, GA 30066
 ACCOUNT NUMBER: 179120

Jackson County, North Carolina

Parcel: 7622057562

Tax Year: 2024

Reval Year: 2021

Appraised By: LKF on 01/05/2021

Information Source: E - E

Tax Districts
 General County Tax

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	5264 US 74 W	AUNT FANNIES TR 15				LAND:	252,810
Neighborhood:	01100 - Business US 74 W	9.1200 AC				BUILDING:	96,530
Road Type:	P - Paved Primary	PERMIT INFORMATION				OBXF:	0
Township:	01 - BARKERS CREEK	Code	Date	Permit #	Amount	MARKET VALUE:	349,340
Utilities:	S-1, W-1					DEFERRED AMOUNT:	0
View:						EXEMPT VALUE:	0
NOTES		SALES INFORMATION				NET TAXABLE:	349,340
		Date	Sales Price	Valid	Book/Page		
		5/31/2017		N	2189/1182		
		4/10/1992		N	800/92		
		2/5/1992		N	796/275		
		Plat Book:		Plat Card:			

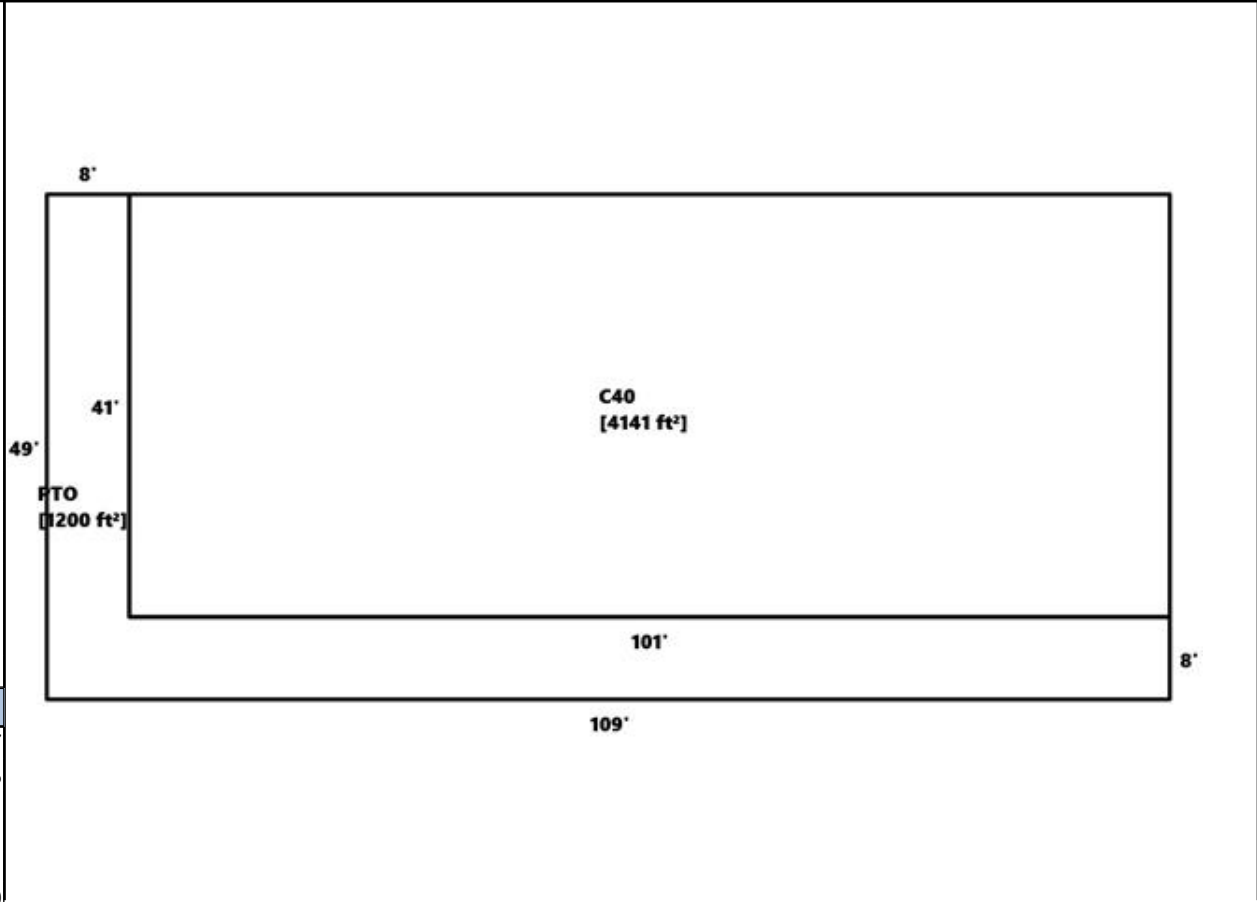
LAND DATA - MARKET VALUE												
	MTH	CODE	DESCRIPTION	ZONING	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
	1	A	0500	Comm Primary	112,500	1.500					168,750	
	2	A	0110	Residential	11,031	7.620	T-20				84,060	
Total Acres:					9.120	Total Land Value:				252,810		

OUTBUILDING DATA															
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CmplT	TAX VALUE	NOTES

BUILDING DESCRIPTION

VALUATION METHOD: C - Commercial
 USE CODE: C40 - WAREHOUSE MINI
 STYLE:
 FOUNDATION: S - Slab
 EXTERIOR WALL 1: MT - Metal
 EXTERIOR WALL 2:
 ROOF STRUCTURE: G - Gable
 ROOF COVER: MT - Metal
 BEDROOMS:
 FULL BATHS:
 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:
 REMARKS:
 HEATED SQUARE FEET: 4,141

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	151,567
PHYSICAL DEPRECIATION	57%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	68,740

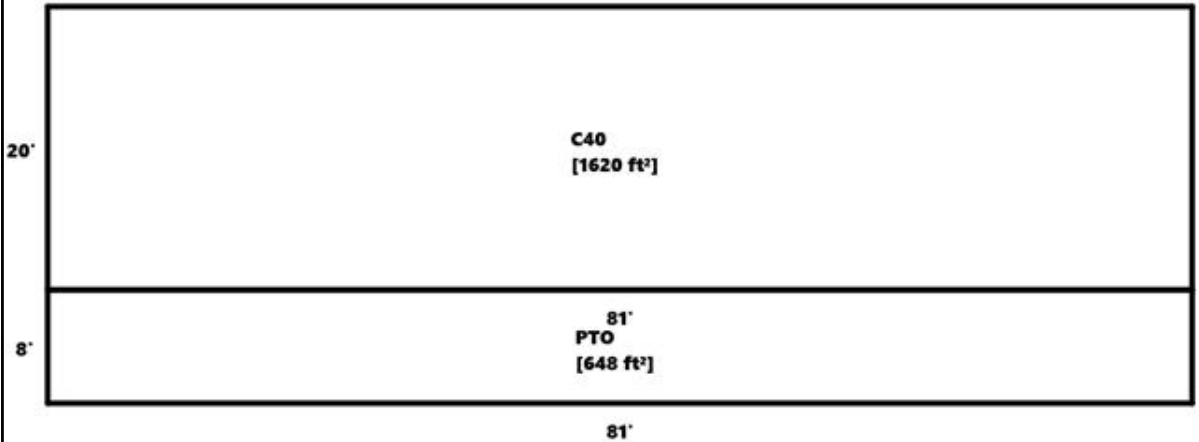
BUILDING SECTION DETAIL

TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C40	4141	8.00	1.0	NO				C	1991	1991	A	43%			63,337
PTO	1200		1.0									43%			1,837

BUILDING DESCRIPTION

VALUATION METHOD: C - Commercial
 USE CODE: C40 - WAREHOUSE MINI
 STYLE:
 FOUNDATION: S - Slab
 EXTERIOR WALL 1: MT - Metal
 EXTERIOR WALL 2:
 ROOF STRUCTURE: S - Shed
 ROOF COVER: MT - Metal
 BEDROOMS:
 FULL BATHS:
 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:
 REMARKS: COMM. SOLID WASTE WAIVER
 HEATED SQUARE FEET: 1,620

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW 61,376
 PHYSICAL DEPRECIATION 57%
 FUNCTIONAL DEPRECIATION
 ECONOMIC DEPRECIATION
 % COMPLETE
 REPLACEMENT COST NEW LESS DEPRECIATION 27,790

BUILDING SECTION DETAIL

TYPE	AREA	Wall Ht	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C40	1620	8.00	1.0	NO				C	1991	1991	A	43%			25,377
PTO	648		1.0									43%			1,014