

TK ENTERPRISES LLC
ATTN PAUL THATCHER
2254 GOVERNORS BEND RD SE
HUNTSVILLE, AL 35801
ACCOUNT NUMBER: 174629

Jackson County, North Carolina

Tax Districts
General County Tax, Town of Sylva

Parcel: 7641270761
Tax Year: 2025
Reval Year: 2025
Appraised By: LKF on 10/17/2023
Information Source:E - Estimate

PARCEL INFORMATION		PROPERTY DESCRIPTION				VALUE SUMMARY	
Address:	456 W MAIN ST	JACKSONS GENERAL STORE 0.9800 AC				LAND:	499,800
Neighborhood:	28101 - Sylva Downtown Area					BUILDING:	723,671
Road Type:	PP - Paved Primary	PERMIT INFORMATION				OBXF:	8,200
Township:	28 - SYLVA CITY	Code	Date	Permit #	Amount	MARKET VALUE:	1,231,671
Utilities:	A-1					DEFERRED AMOUNT:	0
View:	CF - Creek Front					EXEMPT VALUE:	0
NOTES		SALES INFORMATION				NET TAXABLE:	1,231,671
		Date	Sales Price	Valid	Book/Page		
		10/1/2014	300,000	I	2050/654		
		1/17/2012	512,000	P	1923/432		
		9/14/2006	445,000	NA	1617/66		
		Plat Book: 00		Plat Card: 000			

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	GB	510,000	0.980					499,800		
					Total Acres:	0.980	Total Land Value:				499,800		

OUTBUILDING DATA																
CODE	DESC	CT	LN	WD	UNITS	GRADE	AYB	EYB	COND	PHYS	FUNC	ECON	% CMLPT	TAX VALUE	NOTES	
45	PAVING, ASPHALT				4250	C	2002	2002	A	0.35				8200		

BUILDING DESCRIPTION		BUILDING SKETCH	
VALUATION METHOD:	C - Commercial		
USE CODE:	C30 - RETAIL STORE		
STYLE:			
FOUNDATION:	C - Continuous Wall		
EXTERIOR WALL 1:	CB - Conc Block		
EXTERIOR WALL 2:	BR - Brick		
ROOF STRUCTURE:	F - Flat		
ROOF COVER:	TG - Tar & Gravel		
BEDROOMS:			
FULL BATHS:			
HALF BATHS:			
GENERATOR:	N		
FIREPLACE TYPE/CNT/OPN/CH:			
ELEVATOR COUNT:			
PHYS OVERRIDE:			
ECONOMIC DEPRECIATION:			
FUNCTIONAL DEPRECIATION:			
SPECIAL CONDITION CODE:			
SPECIAL CONDITION VALUE:			
DESCRIPTION:			
REMARKS:			
CARD NOTES:			
UNITS:			
HEATED SQUARE FEET:	8,036		
BUILDING COMPUTATION			
REPLACEMENT COST NEW	1,064,222		
PHYSICAL DEPRECIATION	32%		
FUNCTIONAL DEPRECIATION			
ECONOMIC DEPRECIATION			
% COMPLETE			
REPLACEMENT COST NEW LESS DEPRECIATION	723,671		

BUILDING SECTION DETAIL																
TYPE	AREA	WALL HT	#ST	HEAT TYPE	HEAT%	AIR%	SPK%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE	
C30	4480	12.00	1.5	HP		100%		C	1941	1996	A	68%			354,814	
FOP	72		1.0									68%			1,790	
FUS	3556		1.0									68%			256,365	
LLU	4000		1.0									68%			85,245	
UGR	1024		1.0									68%			25,457	