

TUTU PROPERTIES LLC
3200 SEVEN EAGLES
CHARLOTTE, NC 28210

00-00-31-1460-0013-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall11BD/BTN AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo08SHT VINYL 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms
BathroomsFrame07SPECIAL 100
Stories Units1.51.5 100
 0 100
BUD\$ Adjustme02DIST FB 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA01
NEIGHBORHOOD/LOC1051.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREAMARKET VALUE

BAL9615141,528
BAL22815343,711
BAS57610057662,869
FOP4230131,419
FOP21630657,095
FOP28030849,168
FUS1,0881001,088118,752
UOP9620192,074
UST6045272,947

TOTALS2,6821,920209,563

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0053201,060.00SF6.506.50100197819783291,998
20820WOOD WALK0013791.00SF11.7511.7510020032003340428
30415BEACHWALK00503150.00SF5.755.7510020032003321181

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNITYPED TDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1000120CSFR OCN FT00006R-175.00150.0075.00FF1.001.001.0016,500.0016,500.001,237,500

REVIEW DATE05/12/2019BYKBATotal Acres: 0.00Total Land Value: 1,237,500Market: 0Agricultural: 0Common: 1,237,500PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,920105.8400132.30254,016197819880017.5082.50

1 SNGL FAM - 0% - 0 Heated Area: 1664 HX Base Yr

Floor Plan Diagram:

The floor plan shows several rectangular areas representing different parts of the building or lot. The labels include room types and years: BAS 1993, UST 1993, FOP 1993, BAL 2010, BAL 2003, JOF 1993, and FUS 1993. Dimensions are provided for many sections.

Sales Data Summary:

OFF RECORD Number	DATE	TYPE INST	QUANTITY	VOLUME	RSN CD	SALE PRICE
2382/0832	8/05/2020	WD Q	I	01		1,162,500

GRANTOR:NIXON WILLIAM F JR
GRANTEE:TUTU PROPERTIES LLC
1879/11669/09/2013WDUII11100
GRANTOR:23 NORFOLK AVENUE LLC
GRANTEE:NIXON WILLIAM F JR

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W4FOP=[YR=1993] W5 BAS=[YR=1993] W24S24
FOP=[YR=1993] S6E7 UST=[YR=1993]
E10N6W10S6N6W7E24N24S24W7S6 E16N6W4N24S24E4N24S PTR=E10
N10 BAL=[YR=2010] S6 FOP=[YR=1993] S4 FUS=[YR=1993] S32 E9
BAL=[YR=2003] S6E16N6 W16S E25N32W34SE34S32E4N36W38S
E38N6W38S S10W10S.