

MNSF II W1 LLC
6836 MORRISON BLVD STE 320
CHARLOTTE, NC 28211

12-2N-26-1601-0173-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating TypeBedrooms Bathrooms FrameStories Units Occupancy

030514110304
COMP SHNGL 100 DRYWALL 100 CARPET 60 CLAY TILE 40 CENTRAL 100 AIR DUCTED 100
4 100 3 100 WOOD FRAME 100
1. 1. 100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

040100MKT AREA 055013.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,9931001,993219,204
FGR4205523125,407
FOP12330374,069
PTO8054440

TOTALS2,6162,265249,121

EXTRA FEATURES

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

10810CONCRETE A0000713.00SF6.506.50100201420143954,403

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0PUD0.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE 07/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,265120.5988114.57259,50120142014004.0096.00

1 SINGLE FAM - 0% - 0Heated Area: 1993HX Base Yr

VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUE249,121
TOTAL MARKET OB/XF VALUE4,403
TOTAL LAND VALUE - MARKET55,000
TOTAL MARKET VALUE308,524
SOH/AGL Deduction5,295
ASSESSED VALUE303,229
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE303,229
TOTAL JUST VALUE308,524
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE297,298

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CDPRICE SALE

2170/023512/08/2017SWUI371,111,500

GRANTOR:TAMPA NGH LLC
GRANTEE:MNSF II W1 LLC
1869/10057/15/2013SWQV0129,000
GRANTOR:BWC LAND PLUMMER LLC
GRANTEE:TAMPA NGH LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W10 PTO=[YR=2014] N8 W10 S8 E10\$ W10 N14 W20
S61 FOP=[YR=2014] S5 E12 S2 E8 FGR=[YR=2014] S6 E20 N21 W20
S15\$ N8 W7 S1 W13\$ E13 N1 E7 N7 E20 N39\$.