

**Rollins Ernest G Heirs**

3619 ASHEVILLE HWY  
48195000

PLAT: / UNIQ ID 44643  
ID NO: T401 00012 01 MS.08

**Parcel ID: 8597-89-9557-000**

SPLIT FROM ID

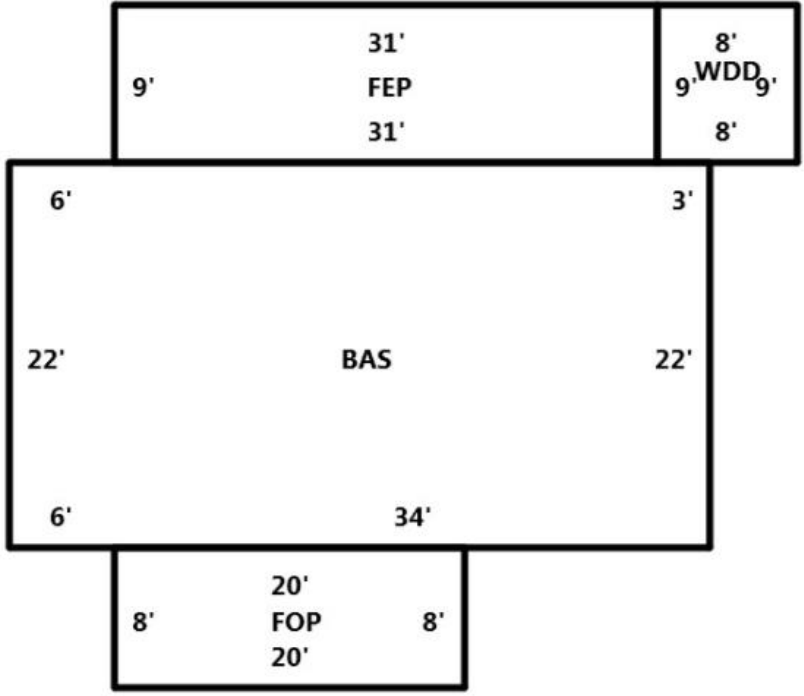
COUNTY TAX (100), BREVARD FIRE TX (100), COUNTY  
FIRE TAX (100)  
Reval Year: 2025 Tax Year: 2026 HIGHWAY # 280 .46  
Appraised By 14 on 01/01/2025 40101 WALMART AREA

CARD NO. 1 of 2  
1.0000 LT  
TW-01 CI- FR-

SRC= Owner  
AT- LAST ACTION 20250210

CONSTRUCTION DETAIL	
Foundation	3
Continuous Footing	5.00
Sub Floor System	5
Wood	10.00
Exterior Walls	10
Aluminum/Vinyl Siding	30.00
Roofing Structure	03
Gable	8.00
Roofing Cover	12
Mod Metal/Metal	5.00
Interior Wall Construction	4
Plywood Panel	0.00
Interior Wall Construction	5
Drywall/Sheetrock	18.00
Interior Floor Cover	14
Carpet	0.00
Interior Floor Cover	08
Sheet Vinyl	7.00
Heating Fuel	02
Oil, Wood or Coal	0.00
Heating Type	04
Forced Air - Ducted	4.00
Air Conditioning Type	01
None	0.00
Bedrooms/Bathrooms/Half-Bathrooms	3/2/0
Bedrooms	12.000
BAS - 3 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
<b>TOTAL POINT VALUE</b>	99.000
BUILDING ADJUSTMENTS	
Quality	3 Average + 1.10
Shape/Design	2 RECTANG LE 1.00
Size	Size Size 1.16
TOTAL ADJUSTMENT FACTOR	1.280
TOTAL QUALITY INDEX	127

MARKET VALUE										DEPRECIATION			CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD		NORM		0.46000	CREDESC TO	MARKET
01	01	1,145	127	228.60	261747	1985	1935					54.0		
TYPE: SINGLE FAMILY RESIDENTIAL										SINGLE FAMILY RESIDENTIAL				
STYLE: 1 - 1.0 Story														



PRIOR APPRAISAL		PERMIT	
BOOK	PAGE	MO	YR
0110D	00018	7	2024
C	7		
106DC	0164	6	2020

OFF. RECORD	DATE	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0110D	00018	7	2024	DC	E
C	7				
106DC	0164	6	2020	DC	E I

HEATED AREA 1,159

**NOTES**

87-099 02-933

02-908

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	880	100	201168	01	STORAGE		12	24	288	19.00	100.00	1	0.00	2002	2002	30		44	2408
FEP	279	070	44577	01	STORAGE		12	24	288	19.00	100.00	1	0.00	2002	2002	30		44	2408
FOP	160	035	12802																
WDD	72	020	3200																4816
<b>TOTAL OB/XF VALUE</b>																			
<b>SUBAREA TOTALS</b>	1,391		261,747																

**BLDG DIMENSIONS** | WDD=W8S9E8N9Area:72;FEP=S9W31N9E31Area:279;BAS=W6S22E6E34N22W3W31Area:880;FOP=S8E20N8W20Area:160;TotalArea:1391

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100		123	269	1.0000	0	1.5000			30,000.00	1.000	LT	1.500	45,000.00	45000	0	
<b>TOTAL MARKET LAND DATA</b>															45000		
<b>TOTAL PRESENT USE DATA</b>																	

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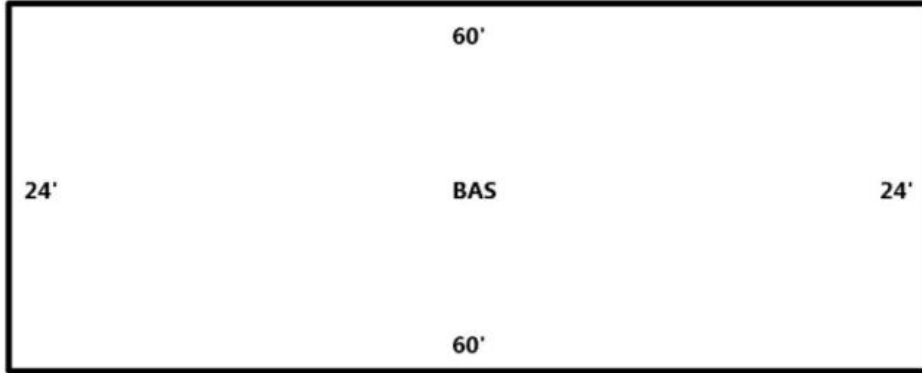
SPLIT FROM ID

COUNTY TAX (100), BREVARD FIRE TX (100), COUNTY  
FIRE TAX (100)  
Reval Year: 2025 Tax Year: 2026 HIGHWAY # 280 .46  
Appraised By 14 on 01/01/2025 40101 WALMART AREA

CARD NO. 2 of 2  
1.0000 LT  
TW-01 CI- FR-

SRC= Owner  
AT- LAST ACTION 20250210

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE	
	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD		
Foundation	3									NORM	0.70000
Continuous Footing	4.00	25	07	1,440	70	52.50	75600	1980	1964		30.0
Sub Floor System	2									COMMERCIAL	
Slab on Grade	6.00										
Exterior Walls	11										
Concrete Block	0.00										
Exterior Walls	10										
Aluminum/Vinyl Siding	21.00										
Roofing Structure	03										
Gable	8.00										
Roofing Cover	10										
310 Architectural	5.00										
Interior Wall Construction	1										
Masonry or Minimum	2.00										
Interior Floor Cover	03										
Concrete Finished	1.00										
Heating Fuel	01										
None	0.00										
Heating Type	01										
None	0.00										
Air Conditioning Type	01										
None	0.00										
Structural Frame	02										
Wood Frame	10.00										
Ceiling & Insulation	12										
No Ceiling - No Insulation	0.00										
Half-Bathrooms											
BAS - 0 FUS - 0 LL - 0											
Office											
BAS - 0 FUS - 0 LL - 0	0										
<b>TOTAL POINT VALUE</b>	57.000										
<b>BUILDING ADJUSTMENTS</b>											
<b>Quality</b>	3		Average +								1.10
<b>Shape/Design</b>	2		RECTANG LE								1.00
<b>Size</b>	Size		Size								1.11
TOTAL ADJUSTMENT FACTOR											1.220
TOTAL QUALITY INDEX											70



DEPR. BUILDING VALUE - CARD		22,680					
DEPR. OB/XF VALUE - CARD							
MARKET LAND VALUE - CARD		0					
TOTAL MARKET VALUE - CARD		22,680					
TOTAL APPRAISED VALUE - CARD		22,680					
TOTAL APPRAISED VALUE - PARCEL		213,840					
TOTAL PRESENT USE VALUE - LAND		0					
TOTAL VALUE DEFERRED - PARCEL		0					
TOTAL TAXABLE VALUE - PARCEL \$		213,840					
PRIOR APPRAISAL		PERMIT					
BUILDING VALUE	90,780	CODE DATE NO.					
OBXF VALUE	5,580						
LAND VALUE	45,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: 164WTRSHD:					
TOTAL VALUE	141,360						
SALES DATA							
OFF. RECORD	DATE	DEED				INDICATE	
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
0110D	00018	7	2024	DC	E	V	0
C	7						
106DC	0164	6	2020	DC	E	I	0
BUILDING AREA 1,440							
NOTES							

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,440	100	75600		TOTAL OB/XF VALUE															
<b>SUBAREA TOTALS</b>	1,440		75,600																	

**BLDG DIMENSIONS** BAS=S24E60N24W60Area:1440;TotalArea:1440

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
<b>TOTAL MARKET LAND DATA</b>																	
<b>TOTAL PRESENT USE DATA</b>																	

8597-89-9557-000 (2551242) Group:0

5/12/2026 2:54:58 PM.