

KJC HOLDINGS LLC
6869 BRUCE RD
L1 32.780 AC 32.78AC

Wilson County
YR 2024 2773757361.000
6869 BRUCE RD
PIN: 2773 75 7361 000
DISTRICT: 22 C/SW/SIMS FD

ACCOUNT#: 1116114
NBHD: 8281 SIMS_RA
Plat Bk/Pg 41 66
EXCD: APPR: CB APPR DT: 11/10/2020
NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: 1704 OFFICE
Grade : D+05 D+05 GRADE
of Units Rms Bedrms Bathrms HBaths
EYB: 2004 6869 BRUCE RD
AYB: 2004 Finished Area:
Exempt Code 1,038.00
LAND VALUE 98,588
MISC VALUE 325,791
BLDG VALUE 686,309
TOTAL VALUE 1,110,688

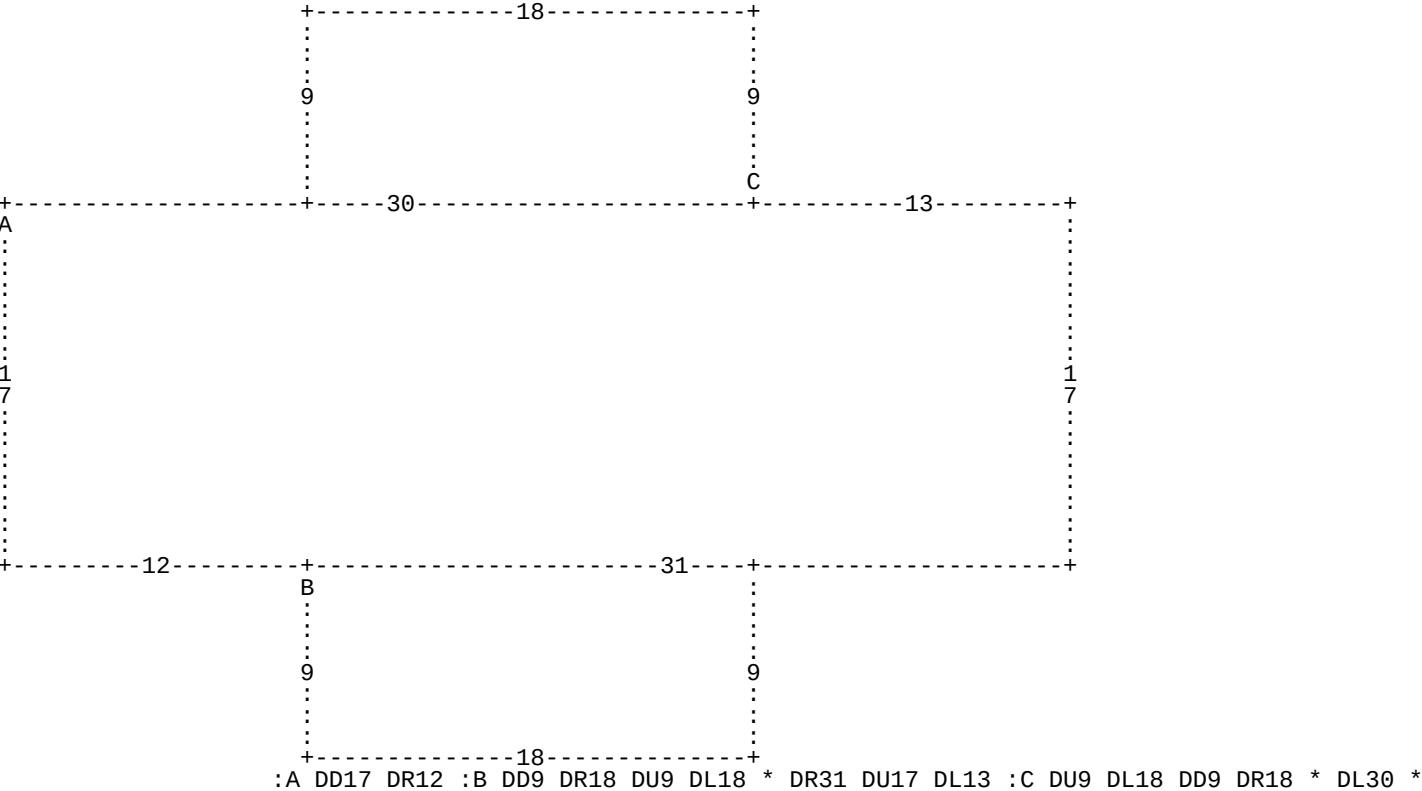
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2054 PORCH-SCR-MAS	100		162	45.80			102.00			7,567
AC 2054 PORCH-SCR-MAS	100		162	45.80			102.00			7,567
MA 401 OFFICE BUILDING	100		731	85.00	1.42		111.00			68,969
MA 401 (UPPER FLOORS)	100		307	85.00	1.42	100.00	111.00			28,965
- AR 27 ELECTRIC HEAT PUMP	100		1038	.00						0
- EW 01 WOOD FRAME	100		120	.00						0
- FC 10 SOFTWOOD	100		1038	4.35						4,515
- FN 06 SPREAD FOOTING	100		120	5.30-						636-
- FT 01 WOOD FRAME	100		731	.00						0
- IF 09 DRYWALL/FIBERBOARD	100		731	.00						0
- RC 04 METAL-CORRUGATED	100		731	1.65						1,206
- RS 04 WOOD TRUSS	100		731	.00						0

RCN...	PCT COMPLETE	100	X	118,153
QUAL.. D+05		80.00	X	94,523
DEPR.. C40		30.00	-	28,356
--ASV...				66,167

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
UPDATED OH DOOR SIZE FOR 2020 THROUGH RANDOM SAMPLE				2778	929	SWD	3/27/2019		850,000
	AMOUNT			1696	252	SPL	8/30/2017	#	
	AMOUNT					@	2/18/2000	@	
						@	10/25/1999	@	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
82 1173	STG-FR 17 X 17	289.00	24.00	2000	2000	MAV	55.00	100			2,934	
83 1195	PAVING-ASP	140,000.00	5.00	2000	2000	MAV	55.00	100			283,500	
84 1173	STG-FR 8 X 8	64.00	24.00	1999	1999	MFR	75.00	100			282	
86 440	YARD LTS	3.00	900.00	2005	2005	MAV	40.00	100			1,620	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RA	AC 0700	1.000	25,000.00		.00	.00	.00	100.00	.00	.00	.00	25,000	
2	RA	AC 5111	20.530	3,000.00		.00	.00	.00	98.00	.00	.00	98.00	60,358	
3	RA	AC 6111	11.250	1,200.00		.00	.00	.00	98.00	.00	.00	98.00	13,230	



A= MA 401 731.00 OFFICE BUILDI B= AC 2054 162.00 PORCH-SCR-MAS C= AC 2054 162.00 PORCH-SCR-MAS

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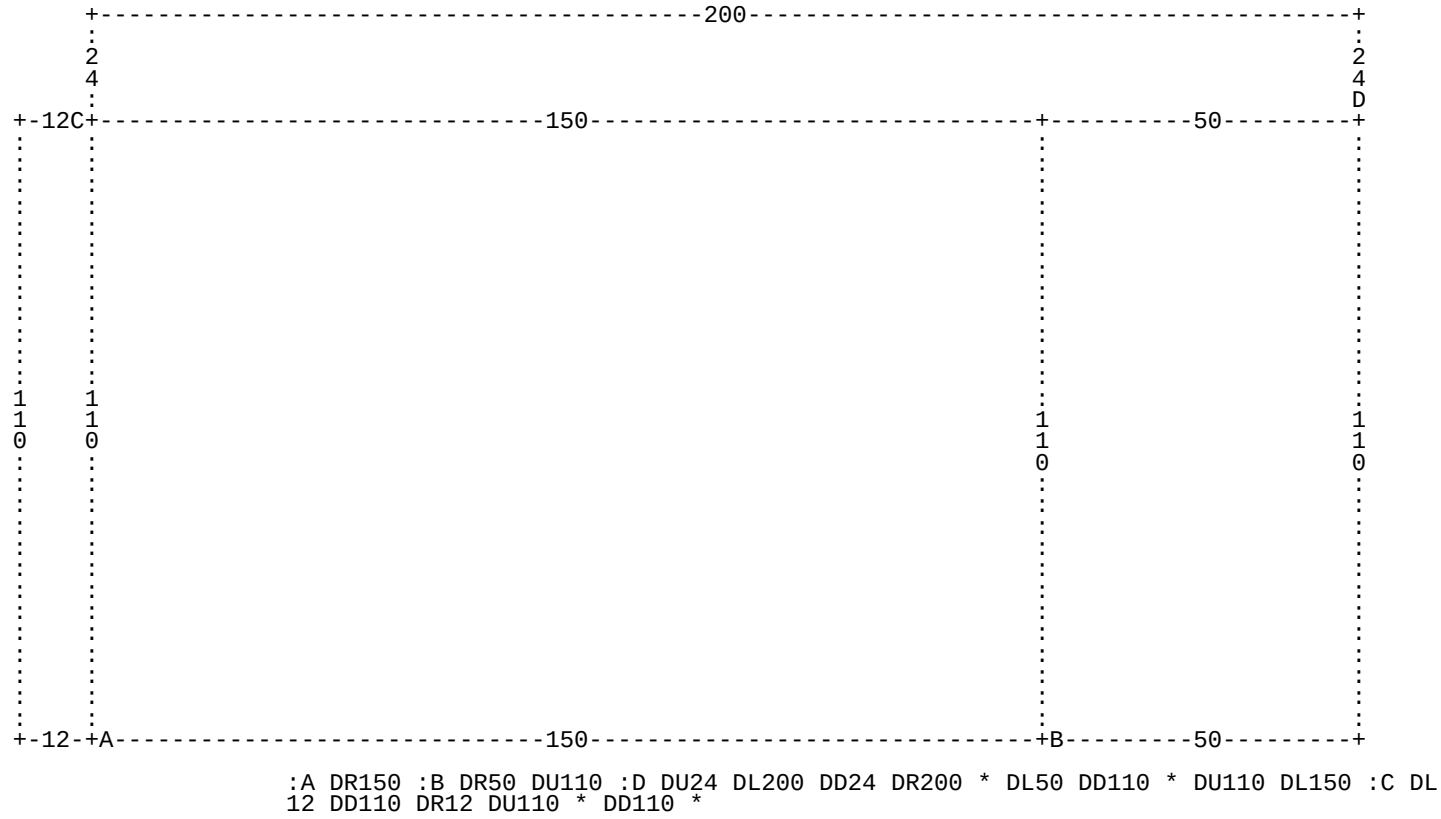
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Bldg No. 2
Imp Desc: 5306 SERVICE GARAGE
Grade : D-10 D-10 GRADE
of Units Rms Bedrms Bathrms HBaths
EYB: 2005 6869 BRUCE RD
AYB: 1999 Finished Area: 22,000.00
Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2041 CANOPY W/ SLAB	100		1320	15.50			90.00			18,414
AC 2041 CANOPY W/ SLAB	100		4800	15.50			90.00			66,960
MA 659 WHSE-OFFICE	100		5500	59.00	1.00		95.00			308,275
MA 681 SERVICE GARAGE	100		16500	51.00	1.00		89.00	120.00		898,722
- AR 03 NO AC & FURNACE HEAT	100		16500	6.75-						111,375-
- EW 24 CORR MTL-LIGHT	100		520	.00						0
- FC 02 FINISHED CONCRETE	100		16500	3.35-						55,275-
- FN 06 SPREAD FOOTING	100		520	5.30-						2,756-
- FT 05 STEEL	100		16500	10.60						174,900
- IF 06 MINIMAL FINISH	100		16500	.00						0
- RC 04 METAL-CORRUGATED	100		16500	1.65						27,225
- RS 03 STEEL TRUSS	100		16500	.00						0



A= MA 681
D= AC 2041

16,500.00 SERVICE GARAG
4,800.00 CANOPY W/ SLA

B= MA 659

5,500.00 WHSE-OFFICE

C= AC 2041

1,320.00 CANOPY W/ SLA

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Bldg No. 2
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Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD. DEPR	PCT	VALUE	EXMPT
93 490	OH DOOR 18 X 16	288.00	14.25	2005	2005	MAV	40.00	100			2,463	
94 490	OH DOOR 18 X 16	288.00	14.25	2005	2005	MAV	40.00	100			2,463	
95 490	OH DOOR 18 X 16	288.00	14.25	2005	2005	MAV	40.00	100			2,463	
99 1133	CARPORT-DET-LC 12 X 50	600.00	5.80	2004	2004	MGD	40.00	100			2,610	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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Bldg No.
Imp Desc: CARPORT-DET-LC 12 X 50 EYB: 2004
Grade : B AYB: 2004 Finished Area:
of Units Rms Bedrms Bathrms HBaths

Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
	AMOUNT									
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MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD. DEPR	PCT	VALUE	EXMPT
100 1143	SHELTER-OPEN 20 X 30	600.00	10.50	2000	2000	MAV	55.00	100			2,552	
102 490	OH DOOR 18 X 16	288.00	14.25	2005	2005	MAV	40.00	100			2,463	
103 490	OH DOOR 18 X 16	288.00	14.25	2005	2005	MAV	40.00	100			2,463	
104 490	OH DOOR 18 X 16	288.00	14.25	2005	2005	MAV	40.00	100			2,463	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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Bldg No.
Imp Desc: OH DOOR 18 X 16
Grade : C
of Units Rms Bedrms Bathrms HBaths
EYB: 2005
AYB: 2005
Finished Area:

Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD. DEPR	PCT	VALUE	EXMPT
105 490	OH DOOR 15 X 12	180.00	14.25	2005	2005	MAV	40.00	100			1,539	
106 1143	SHELTER-OPEN 24 X 60	1,440.00	10.50	2000	2000	MAV	55.00	100			6,124	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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