

CORNETT PROPERTIES LLC
 6443 FLOWERS RD
 14.910 AC 14.91AC

Wilson County
 YR 2024 2781332354.000
 6443 FLOWERS RD
 PIN: 2781 33 2354 000
 DISTRICT: 19 C/SW/ROCK RIDGE

ACCOUNT#: 69955901
 NBHD: 8143 I_95-NC_42_B-1
 Plat Bk/Pg 26 263
 EXCD: NOTICE: 82 3/08/2024
 APPR: JHB APPR DT: 12/15/2023

Bldg No. 1
 Imp Desc: 5406 OFFICE/WAREHOUSE
 Grade : C-10 C-10 GRADE
 # of Units Rms Bedrms Bathrms HBaths
 EYB: 2015 6443 FLOWERS RD
 AYB: 2015 Finished Area: 8,568.00
 Exempt Code
 LAND VALUE 74,651
 MISC VALUE 22,411
 BLDG VALUE 334,121
 TOTAL VALUE 431,183

| TYPE/CODE/DESCRIPTION | PCT | %CMP | UNITS | RATE | STR# | STR% | SIZ% | HGT% | PER% | COST |
|---------------------------|------|------|--------------|-------|-------|------|--------|--------|------|----------|
| MA 651 WHSE | 100 | | 8037 | 37.25 | 1.00 | | 89.00 | 125.00 | | 333,053 |
| - AR 01 NO HEAT & NO AIR | 100 | | 8037 | 8.25- | | | | | | 66,305- |
| - EW 10 METAL | 100 | | 470 | .00 | | | | | | 0 |
| - FC 02 FINISHED CONCRETE | 100 | | 8037 | 3.35- | | | | | | 26,923- |
| - FN 06 SPREAD FOOTING | 100 | | 470 | 5.30- | | | | | | 2,491- |
| - FT 06 FIREPROOF STEEL | 100 | | 8037 | 14.60 | | | | | | 117,340 |
| - IF 06 MINIMAL FINISH | 100 | | 8037 | .00 | | | | | | 0 |
| - RC 14 METAL-ENAMEL | 100 | | 8037 | 1.25 | | | | | | 10,046 |
| - RS 03 STEEL TRUSS | 100 | | 8037 | .00 | | | | | | 0 |
| MA 659 WHSE-OFFICE | 100 | | 531 | 59.00 | 1.00 | | 122.00 | 125.00 | | 47,776 |
| RCN... | | | PCT COMPLETE | | 100 | x | | | | 412,496 |
| QUAL.. | C-10 | | | | 90.00 | x | | | | 371,245 |
| DEPR.. | C40 | | | | 10.00 | - | | 37,124 | | 37,124 T |
| --ASV... | | | | | | | | | | 334,121 |

PROPERTY NOTES:
 LAND CLRED; ADD OLDER CL-FENCE; CHG RC & ADJ GRADE 4 19.
 JUST STARTED ON EXPANSION OF BUILDING/09/15/2023/JHB
 100% COMPLETE ON ADDITION TO WAREHOUSE/12/15/2023/JHB

| PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE | QS | SALES | PRICE |
|-------------|------|------------|------|------|----|------------|----|---------|-------|
| BP00023180A | | 12/20/2023 | 2163 | 185 | WD | 3/15/2006 | A | 475,000 | |
| AMOUNT | | | 1773 | 464 | WD | 7/31/2000 | X | 300,000 | |
| BP00230005A | | 8/16/2023 | | | @ | 10/25/1999 | @ | | |
| AMOUNT | | | 1646 | 911 | WD | 11/12/1997 | | 23,000 | |

| MISC CODE | DESC | UNITS | RATE | AYB | EYB | DT | PCT | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|-----------------|--------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 81 490 | OH DOOR 12 X 16 | 192.00 | 14.25 | 2015 | 2015 | MAV | 18.00 | 100 | | | 2,244 | |
| 82 490 | OH DOOR 12 X 16 | 192.00 | 14.25 | 2015 | 2015 | MAV | 18.00 | 100 | | | 2,244 | |
| 83 490 | OH DOOR 12 X 16 | 192.00 | 14.25 | 2015 | 2015 | MAV | 18.00 | 100 | | | 2,244 | |
| 84 490 | OH DOOR 12 X 16 | 192.00 | 14.25 | 2015 | 2015 | MAV | 18.00 | 100 | | | 2,244 | |

| # | ZONE | TYPE/CODE | LAND QTY | LAND RATE | DPTH | DPT% | TOP% | LOC% | SIZ% | SHP% | OTH% | ADJ | FMV | EXMPT |
|---|------|-----------|----------|-----------|------|------|------|------|--------|------|------|--------|--------|-------|
| 1 | B1 | AC 0700 | 1.000 | 30,000.00 | | .00 | .00 | .00 | 100.00 | .00 | .00 | .00 | 30,000 | |
| 2 | B1 | AC 5111 | 13.910 | 3,000.00 | | .00 | .00 | .00 | 107.00 | .00 | .00 | 107.00 | 44,651 | |

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|-----------------------|-----|------|-------|------|------|------|------|------|------|------|
|-----------------------|-----|------|-------|------|------|------|------|------|------|------|

PROPERTY NOTES:

| PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE | QS | SALES | PRICE |
|-------------|------|------------|------|------|----|------|----|-------|-------|
| BP00230004A | | 7/31/2023 | | | | | | | |
| AMOUNT | | 22,500 | | | | | | | |
| BP00202208N | | 10/13/2022 | | | | | | | |
| AMOUNT | | 85,000 | | | | | | | |

| MISC CODE | DESC | UNITS | RATE | AYB | EYB | DT | PCT | %CMP | ADD.DEPR | PCT | VALUE | EXMPT |
|-----------|-----------------|----------|-------|------|------|-----|-------|------|----------|-----|-------|-------|
| 85 490 | OH DOOR 12 X 16 | 192.00 | 14.25 | 2015 | 2015 | MAV | 18.00 | 100 | | | 2,244 | |
| 86 490 | OH DOOR 12 X 10 | 120.00 | 14.25 | 2015 | 2015 | MAV | 18.00 | 100 | | | 1,403 | |
| 87 1191 | FENCE-CL | 1,125.00 | 14.50 | 2005 | 2005 | MAV | 40.00 | 100 | | | 9,788 | |
| | | | | | | | | .00 | | | | |

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

