

VALENTINE PEDRO
6205 THORNBRIDGE WAY
L42 SOUTHPOINTE 1.08AC
1.080 AC

N2 FOUND YR 2024 2794333495.000
6205 THORNBRIDGE WAY
PIN: 2794 33 3495 000
DISTRICT: 22 C/SW/SIMS FD

Wilson County
ACCOUNT#: 1130610
NBHD: 8413 SOUTHPOINTE
Plat Bk/Pg 37 102 APPR: JHB APPR DT: 4/15/2022
EXCD: NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: R1.5 SFR-UP TO 1.5 STY
Grade : A-05 A-05 GRADE
of Units 8 Rms 4 Bedrms 2.0 Bathrms 1 HBaths
Exempt Code
LAND VALUE 125,000
MISC VALUE 43,384
BLDG VALUE 542,823
TOTAL VALUE 711,207

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1022 GARAGE-ATT-MAS	100		1123	44.65		100.00	80.00			40,113
AC 1052 PORCH-OPEN-MAS	100		181	29.10		100.00	100.00			5,267
AC 1054 PORCH-SCR-MAS	100		392	45.80		100.00	80.00			14,362
AC 1061 PATIO-CONC	100		640	7.50		100.00	90.00			4,320
MA 112 SFR-1.5 STY	100		2603	116.00	1.00		90.94			274,590
- AR 14 GAS PACK	100		2603	.00						0
- AT UAT UNF ATTIC	24		624	27.00			90.94			15,321
- BT HBT HALF BATH	0		1	3667.00						3,667
- EW 18 BRICK VENEER	100		272	35.00						9,520
- FC 03 HARDWOOD	100		2603	4.35						11,323
- FN 03 CONT WALL-BRICK	100		272	.00						0
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		2603	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		2603	.00						0
- RT 04 HIP ROOF	100		2603	.00						0

RCN...		PCT COMPLETE	100	X			381,983	
QUAL..	A-05		145.00	X			553,901	
DEPR..	RA		2.00	-	11,078		11,078	T
--ASV...							542,823	

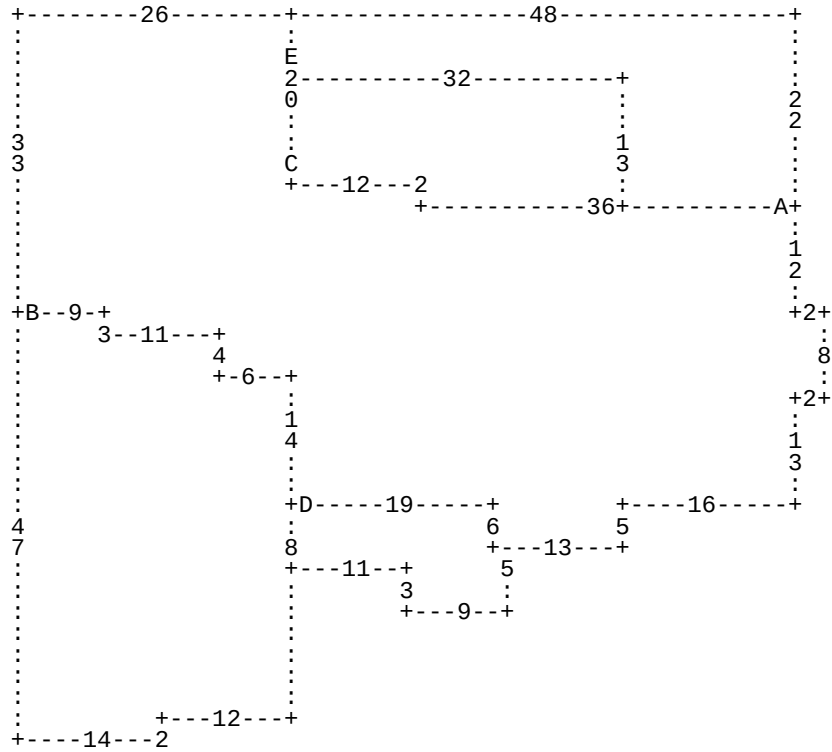
PROPERTY NOTES:

2016 BOER
10% COMPLETE 4 JAN 1/2021 & 40% COMPLETE ON JAN 29.2021/JHB
50% COMPLETE ON SFD/03/30/2021/JHB
50% COMPLETE ON SFD/05/20/2021/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP021000570		8/18/2021	3014	719	WD	5/03/2023			716,000
AMOUNT	62,000		2852	150	WD	9/10/2020			65,000
BP20000081N		11/30/2020	2310	815	SPL	8/19/2008	#		
AMOUNT	266,657								

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
80 1182	POOL-INGROUND 14 X 32	448.00	55.00	2021	2021	MGD	6.00	100			34,743	
81 1161	PATIO-CONC/MAS	1,344.00	7.60	2021	2021	MAV	6.00	100			8,641	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	LT 0100	1.000	125,000.00		.00	.00	.00	100.00	.00	.00	.00	125,000	



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:A DL36 DU2 DL12 :C DU11 :E DU9 DR48 DD22 DL16 DU13 DL32 * DR32 DD13 DL20 DU2 DL
12 * DU20 DL26 DD33 :B DR9 DD3 DR11 DD4 DR6 DD38 DL12 DD2 DL14 DU47 * DR9 DD3 DR
11 DD4 DR6 DD24 :D DR19 DD6 DR1 DD5 DL9 DU3 DL11 DU8 * DR19 DD6 DR13 DU5 DR16 DU
13 DR2 DU8 DL2 DU12 *

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A= MA 112
D= AC 1052

2,603.00 SFR-1.5 STY
181.00 PORCH-OPEN-MA

B= AC 1022
E= AC 1061

1,123.00 GARAGE-ATT-MA
640.00 PATIO-CONC

C= AC 1054

392.00 PORCH-SCR-MAS