

ANDREU ALAIN AMADOR  
 4465 YANK RD  
 .480 AC

Wilson County  
 YR 2024 3619363434.000  
 4465 YANK RD  
 PIN: 3619 36 3434 000  
 DISTRICT: 16 C/SW/LEE WOODAR SWAF

ACCOUNT#: 1099707  
 NBHD: 8031 BLACK\_CREEK\_TWP  
 Plat Bk/Pg 1.00 EXCD: NOTICE: 82 3/08/2024  
 APPR: JHB APPR DT: 2/02/2023

Bldg No. 1  
 Imp Desc: R1.0 SFR-1.0 STY EYB: 1986 4465 YANK RD Exempt Code  
 Grade : C+05 C+05 GRADE AYB: 1967 Finished Area: 1,603.00  
 # of Units 4 Rms 3 Bedrms 1.0 Bathrms 1 HBaths

LAND VALUE 14,880  
 MISC VALUE 12,049  
 BLDG VALUE 142,368  
 TOTAL VALUE 169,297

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1052 PORCH-OPEN-MAS	100		85	29.10			106.00			2,621
AC 1061 PATIO-CONC	100		120	7.50			64.00			576
AC 1072 UTILITY STG-MAS	100		98	41.40			104.00			4,219
MA 111 SFR-1.0 STY	100		1323	136.00	1.00		103.63			186,458
- AR 27 ELECTRIC HEAT PUMP	100		1323	.00						0
- BT BT FULL BATH	100		1-	5500.00						5,500-
- BT HBT HALF BATH	100		1	3667.00						3,667
- EW 18 BRICK VENEER	100		152	35.00						5,320
- FC 06 CARPET	100		1323	.00						0
- FN 03 CONT WALL-BRICK	100		152	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1323	.00						0
- RC 02 COMPOSITION SHINGLE	100		1323	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1323	.00						0
MA 191 SFR-ADDT FR	100		280	102.00	1.00		124.00			35,414
RCN...					100	x				237,875
QUAL..	C+05				105.00	x				249,768
DEPR..	RC				43.00	-		107,400		107,400 T
--ASV...										142,368

PROPERTY NOTES:  
 HALF OF REC BLDG/JHB  
 REVIEW FROM FORCLOSURE/JHB  
 PIC GOOD/JHB  
 STILL REMODELING/03/30/2015

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			2540	556	WD	7/16/2013	I		25,000
	AMOUNT		2479	960	QD	3/21/2012	Z		
			2463	105	TD	10/25/2011	I		
	AMOUNT		2304	19	WD	3/12/2008			123,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 B3	REC BLDG 21 X 36	756.00	85.00	1977	1977	MFR	75.00	100			12,049	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	.480	20,000.00		.00	.00	.00	155.00	.00	.00	155.00	14,880	

