

MESSER JOSEPH EDWARD
 5306 WHITNEY LN
 L9S3 PEBBLE CREEK 1.00LT
 .523 AC

N2 FOUND YR 2024 **3629119302.000**
 5306 WHITNEY LN
 PIN: 3629 11 9302 000
DISTRICT: 16 C/SW/LEE WOODAR SWAF

Wilson County

ACCOUNT#: 1127413
NBHD: 8227 PEBBLE_CREEK
 Plat Bk/Pg 27 158
EXCD: 1.00
APPR: KRC APPR DT: 7/07/2022
 NOTICE: 82 3/08/2024

Bldg No. 1
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2007 5306 WHITNEY LN Exempt Code
 Grade : C+10 C+10 GRADE AYB: 2002 Finished Area: 2,022.00
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths

LAND VALUE 30,000
MISC VALUE 33,707
BLDG VALUE 260,364
TOTAL VALUE 324,071

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		552	42.55			90.00			21,138
AC 1052 PORCH-OPEN-MAS	100		133	29.10			102.00			3,947
AC 1064 DECK-WOOD	100		204	24.95			100.00			5,089
MA 112 SFR-1.5 STY	100		1644	116.00	1.23		95.75			182,599
MA 112 (UPPER FLOORS)	100		378	116.00	1.23	100.00	95.75			41,984
- AR 14 GAS PACK	100		2022	.00						0
- AT UAT UNF ATTIC	19		312	27.00			95.75			8,065
- EW 02 VINYL SIDING	100		190	.00						0
- FC 38 HARDWOOD/CAR/TILE	100		2022	6.00						12,132
- FN 03 CONT WALL-BRICK	100		190	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1644	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1644	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1644	.00						0

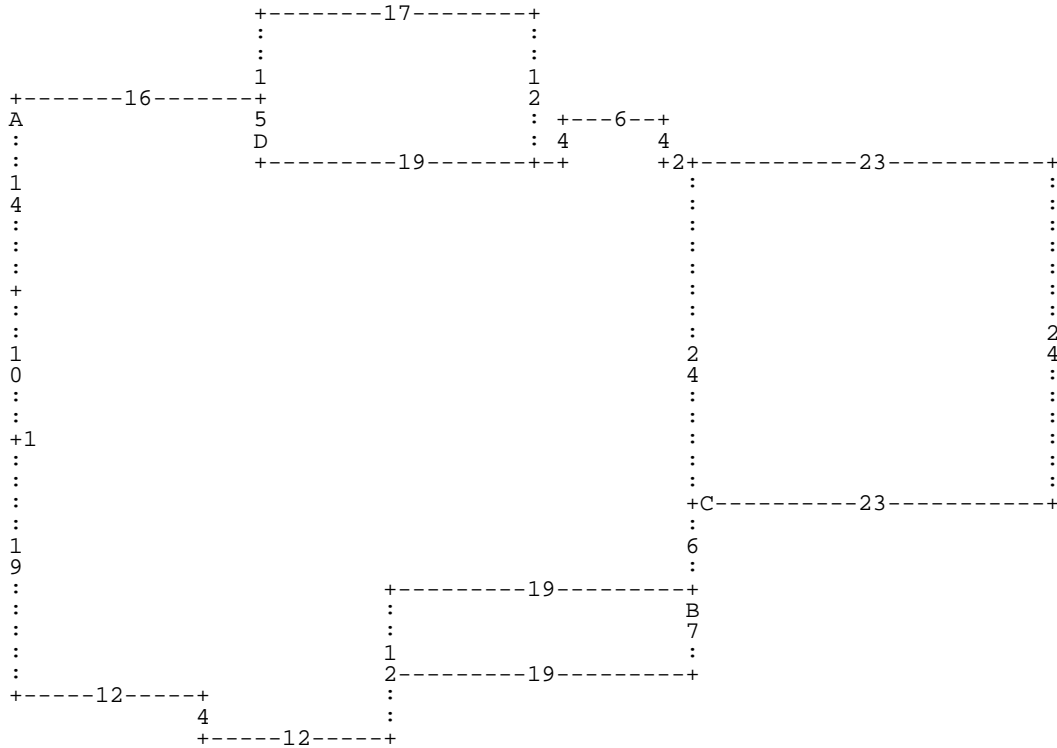
RCN...			PCT COMPLETE		100	x				278,454
QUAL..	C+10				110.00	x				306,310
DEPR.. RC					15.00	-		45,946		45,946 T
--ASV...										260,364

PROPERTY NOTES:
 ADDED GARAGE/AND CORRECTED SKETCH/06/16/2015/JHB
 FIXED GLA,FC,DETACHED DECK,AT PER AUDIT 4'23 WBOR LISTING
 PERMIT CODE: N MO/YR: 102002 NOTE: 85733

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP000017000		5/04/2015	2971	586	WD	6/30/2022			292,000
AMOUNT			1909	763	WD	10/16/2002	X		15,000
					@	10/25/1999	@		
AMOUNT			1651	463	WD	12/17/1997	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GAR-DET-FR 24 X 24	576.00	51.50	2015	2015	MAV	18.00	100			24,325	
82 1164	DECK-WOOD-DET	400.00	24.95	2021	2021	MAV	6.00	100			9,382	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RA	LT 5010	1.000	30,000.00		.00	.00	.00	100.00	.00	.00	.00	30,000	



:A DD14 DL1 DD10 DR1 DD19 DR12 DD4 DR12 DU12 DR19 :B DD7 DL19 DU7 DR19 * DU6 :C
 DR23 DU24 DL23 DD24 * DU24 DL2 DU4 DL6 DD4 DL19 :D DU12 DR17 DD12 DL17 * DU5 DL1
 6 *

A= MA 112	1,644.00 SFR-1.5 STY	B= AC 1052	133.00 PORCH-OPEN-MA	C= AC 1021	552.00 GARAGE-ATT-FR
D= AC 1064	204.00 DECK-WOOD				