

EON PHARMA LLC
4700 INTERNATIONAL BLVD W
29.210 AC

N2 FOUND
YR 2024 3702055862.000
4700 INTERNATIONAL BLVD W
PIN: 3702 05 5862 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County
ACCOUNT#: 69942801
NBHD: 8141 I_95_I-2
Plat Bk/Pg
EXCD:

PAGE 1
APPR: JHB APPR DT: 4/15/2021
NOTICE: 82 3/08/2024

Bldg No. 1 MAIN PLANT & OFFICES
Imp Desc: 4106 MANUFACTURING- LIGHT
Grade : A+10 A+10 GRADE
of Units Rms Bedrms Bathrms HBaths

EYB: 1997
AYB: 1995

4700 INTERNATIONAL BLVD W
Finished Area: 241,316.00

Exempt Code
241,316.00

LAND VALUE 1,022,350
MISC VALUE 635,219
BLDG VALUE 17,230,070
TOTAL VALUE 18,887,639

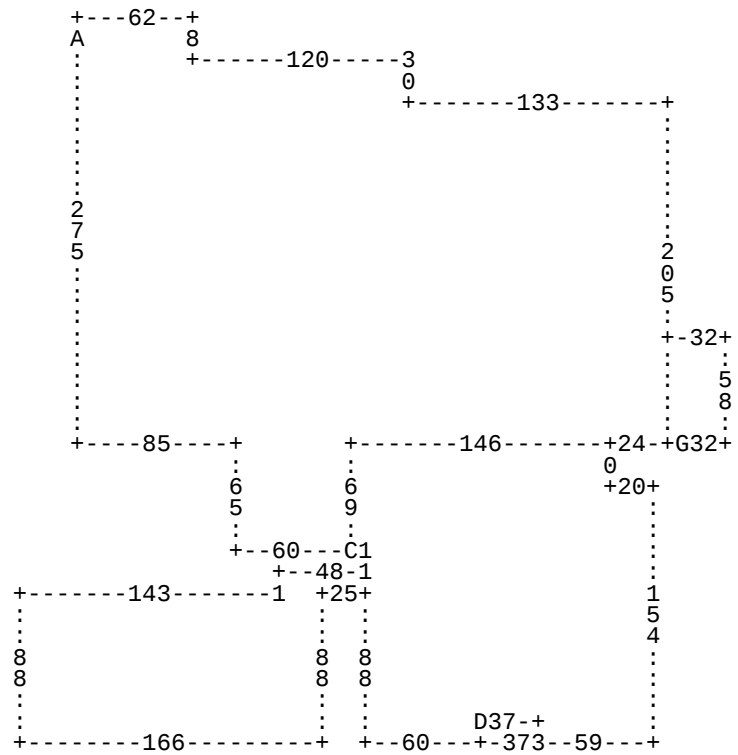
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2052 PORCH-OPEN-MAS	100		111	29.10			104.00			3,359
AC 2072 UTILITY STG-MAS	100		1856	35.50		100.00	55.00			36,238
MA 401 OFFICE BUILDING	100		44059	85.00	1.35		89.00			3,333,063
MA 401 (UPPER FLOORS)	100		15421	85.00	1.35	100.00	89.00			1,166,598
MA 602 INDUSTRIAL-LIGHT	100		76289	39.75	2.20		88.00	100.00		2,668,589
MA 602 (UPPER FLOORS)	100		91547	39.75	2.20	100.00	88.00	100.00		3,202,314
- AR 10 FORCED AIR HEAT W/ A100			167836	.00						0
- EL FE FREIGHT-ELEC	0		2	40000.00						80,000
- EW 2127 FACE BRK & PRE FAB M100			1314	35.00						45,990
- FC 02 FINISHED CONCRETE	100		167836	3.35-						562,250-
- FN 06 SPREAD FOOTING	100		1314	5.30-						6,964-
- FT 06 FIREPROOF STEEL	100		76289	14.60						1,113,819
- IF 01 DRYWALL	100		76289	.00						0
- RC 12 ELASTIC MEMBRANE	100		76289	.00						0
- RS 03 STEEL TRUSS	100		76289	.00						0
- SP SPR SPRINKLERS	0		241316	2.50						603,290
MA 612 LABORATORIES	100		14000	161.00	1.00		94.00			2,118,760
RCN...			PCT COMPLETE		100	X				13,802,806
QUAL..		A+10			175.00	X				24,154,910
DEPR.. C40					49.00	-		11,835,905		11,835,905 T
--ASV...										12,319,005

PROPERTY NOTES:
2016 INFORMAL APPEAL / 2016 BOER / 2016 PTC - WITHDRAWN
CETIMARK ROOFING REPAIR 1 YEAR UP EYB 4 17/JHB
RVWD & CHGD 4 21-GRW.
12 X 15 CONCRETE PAD FOR COMPRESSER/04/15/2021/JHB

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP202032620		12/23/2021	1789	786	WD	12/08/2000	U		
AMOUNT		8,000			@	10/25/1999	@		
BP20203039R		12/17/2020	1615	850	WD	2/07/1997	U		25,000
AMOUNT		90,000	1572	82	WD	11/01/1995	U		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1195	PAVING-ASP	180,000.00	5.00	1995	2005	MAV	40.00	100			486,000	
82 1196	PAVING-CONC	36,000.00	7.60	1995	1995	MAV	65.00	100			86,184	
83 440	YARD LTS	20.00	900.00	1995	1995	MAV	65.00	100			6,300	
84 1191	CL FENCE	3,315.00	14.50	1995	1995	MAV	65.00	100			16,824	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	HI	AC 0600	29.210	35,000.00		.00	.00	.00	100.00	.00	.00	.00	1,022,350	



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:A DD275 DR85 DD65 DR60 :C DR10 DD11 DL48 DD16 DL143 DD88 DR166 DU88 DR25 DD88 D
R60 :D DU3 DR37 DD3 DL37 * DU3 DR37 DD3 DR59 DU154 DL20 DU30 DL146 DD69 * DU69 D
R146 DD2 DR24 :G DR32 DU58 DL32 DD58 * DU205 DL133 DU30 DL120 DU38 DL62 *
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A= MA 602
G= AC 2072

76,289.00	INDUSTRIAL-LI
1,856.00	UTILITY STG-M

C= MA 401

44,059.00 OFFICE BUILDI

D= AC 2052

111.00 PORCH-OPEN-MA

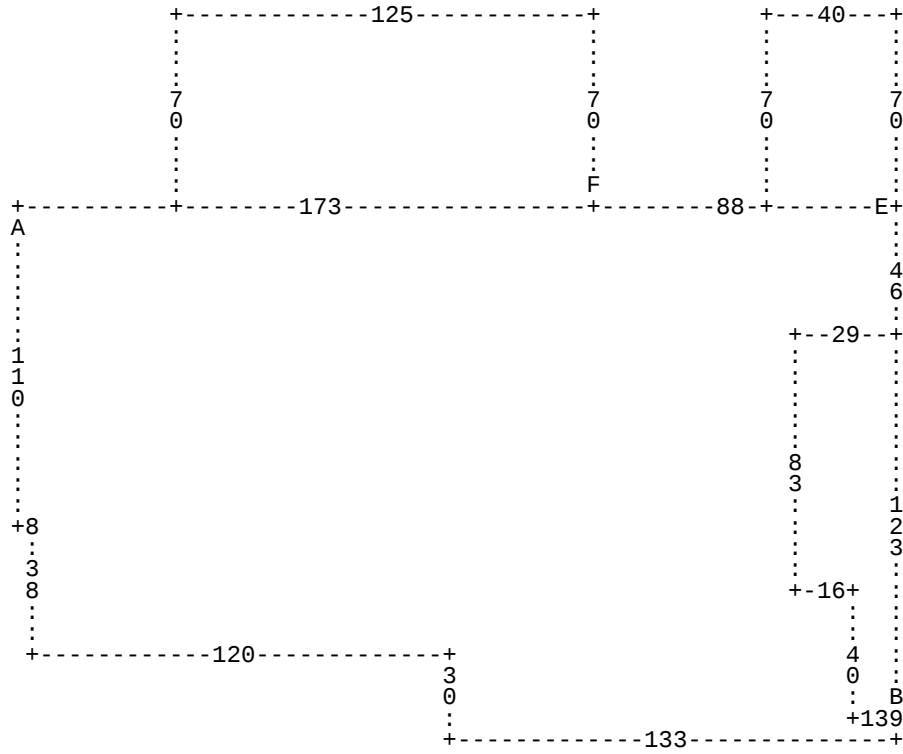
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PROPERTY NOTES:		PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT TO UPGRADE SYSTEM (90,000)/04/15/2021/JHB		BP19002491R		10/31/2019	1534	135	WD	9/01/1994	U		30,000
PERMIT CODE: N MO/YR: 102006 NOTE: 5000		AMOUNT	554,556		1489	193	WD	7/01/1993	U		260,500
PERMIT CODE: R MO/YR: 102006 NOTE: 1500000		BP19000719R		4/02/2019							
PERMIT CODE: N MO/YR: 082006 NOTE: 9400000		AMOUNT	1,500,000								

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
90 410	DOCK LEVEL	9.00	7,500.00	1995	1995	MAV	65.00	100			23,625	
91 410	DOCK LEVEL	5.00	7,500.00	1999	1999	MAV	60.00	100			15,000	
92 1161	PATIO-CONC/MAS 12 X 15	180.00	7.60	2021	2021	MAV	6.00	100			1,286	
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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:A DD110 DR8 DD38 DR120 DD30 DR133 DU9 :B DU123 DL29 DD83 DR16 DD40 DR13 * DL13
 DU40 DL16 DU83 DR29 DU46 :E DL40 DU70 DR40 DD70 * DL88 :F DU70 DL125 DD70 DR125
 * DL173 *

A= MA 651
 F= AC TKWL

39,387.00 WHSE
 8,750.00 TRUCK WELL

B= MA 606

2,927.00 MANUFACTURING

E= AC TKWL

2,800.00 TRUCK WELL

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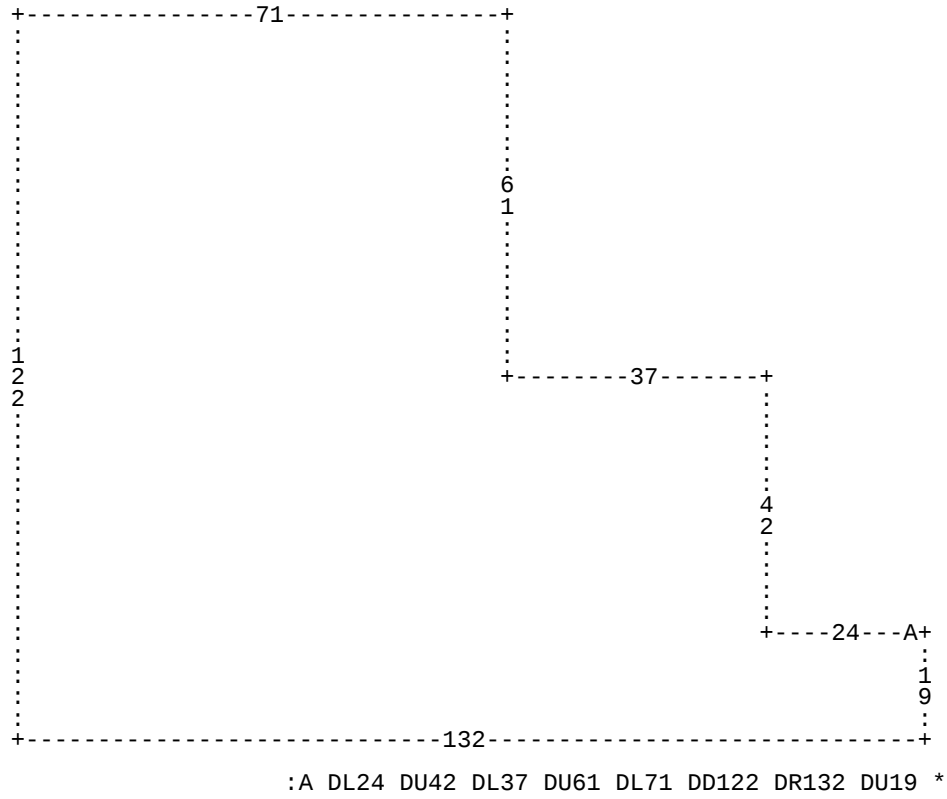
Exempt Code
3LVD W
11,375.00

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PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP18001047R		7/10/2018							
AMOUNT	281,016								
BP18000906R		5/21/2018							
AMOUNT	56,926								

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

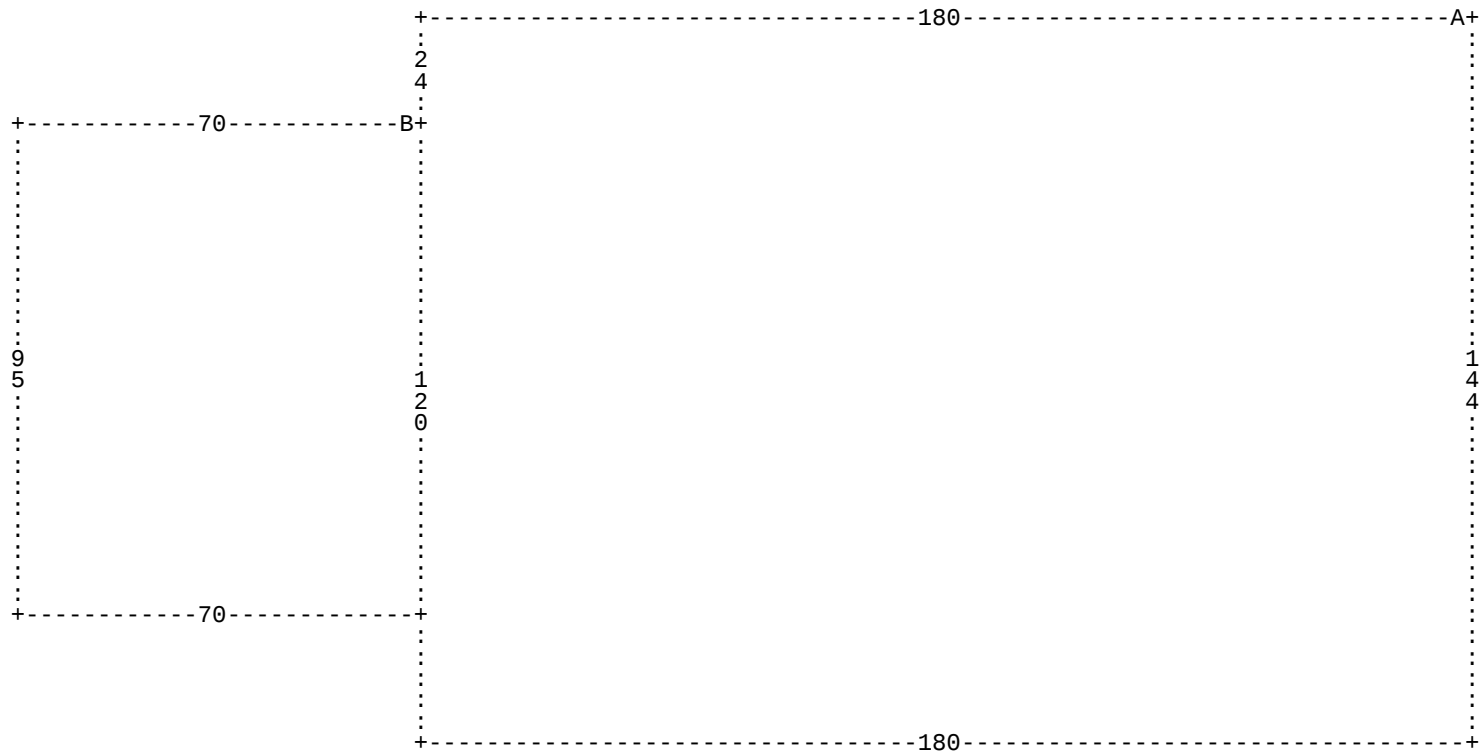
#	ZONE	TYPE/CODE	LAND	QTY	LAND	RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHF%	OTH%	ADJ	FMV	EXMPT
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A= MA 602 11,375.00 INDUSTRIAL-LI

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[illegible]



:A DL180 DD24 :B DL70 DD95 DR70 DU95 * DD120 DR180 DU144 *

A= MA 651

25,920.00 WHSE

B= AC TKWL

6,650.00 TRUCK WELL

EON PHARMA LLC
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29.210 AC

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Bldg No.	5											Exempt Code
Imp Desc:	4806	WAREHOUSE		EYB: 2010		4700 INTERNATIONAL BLVD W						
Grade :	C	C GRADE		AYB: 2005		Finished Area:						1,296.00
# of Units			Rms	Bedrms		Bathrms		HBaths				
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%			COST
MA 651 WHSE	100		1296	37.25	1.00		132.00					63,724
- AR 01 NO HEAT & NO AIR	100		1296	8.25-								10,692-
- EW 10 METAL	100		156	.00								0
- FC 02 FINISHED CONCRETE	100		1296	3.35-								4,341-
- FN 06 SPREAD FOOTING	100		156	5.30-								826-
- FT 06 FIREPROOF STEEL	100		1296	14.60								18,921
- IF 06 MINIMAL FINISH	100		1296	.00								0
- RC 04 METAL-CORRUGATED	100		1296	1.65								2,138
- RS 02 STEEL BAR JOIST	100		1296	.00								0
	RCN...		PCT COMPLETE		100	X						68,924
	QUAL..	C			100.00	X						68,923
	DEPR..	C40			18.00	-		12,405			T	12,405
	--ASV...											56,518

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
	BP01602680R		10/13/2016							
	AMOUNT									
	BP00153071R		2/22/2016							
	AMOUNT		2,565							

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

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

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:A DL54 DD24 DR54 DU24 *

A= MA 651

1,296.00 WHSE