

HENDERSON NATHANIEL  
 3714 BAYBROOKE DR W  
 L83S5PH1 WLKRS TRC 1.00LT  
 .300 AC

N2 FOUND YR 2024 **3702712549.000**  
 3714 BAYBROOKE DR W  
 PIN: 3702 71 2549 000  
**DISTRICT:** 31 C/CIWI-WILSON

Wilson County

**ACCOUNT#:** 1124595 **PAGE** 1  
**NBHD:** 8347 WALKERS\_TRACE  
 Plat Bk/Pg 34 249 **APPR:** JHB APPR DT: 9/28/2023  
**EXCD:** NOTICE: 82 3/08/2024

Bldg No. 1  
 Imp Desc: R1.5 SFR-UPTO 1.5 STY EYB: 2021 3714 BAYBROOKE DR W Exempt Code  
 Grade : C+10 C+10 GRADE AYB: 2021 Finished Area: 2,010.00  
 # of Units 8 Rms 4 Bedrms 2.0 Bathrms 1 HBaths

**LAND VALUE** 45,000  
**MISC VALUE** 0  
**BLDG VALUE** 287,831  
**TOTAL VALUE** 332,831

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		520	42.55		100.00	90.00			19,913
AC 1052 PORCH-OPEN-MAS	100		154	29.10		100.00	102.00			4,571
AC 1052 PORCH-OPEN-MAS	100		115	29.10		100.00	104.00			3,480
MA 112 SFR-1.5 STY	100		1718	116.00	1.17		95.75			190,818
MA 112 (UPPER FLOORS)	100		292	116.00	1.17	100.00	95.75			32,432
- AR 27 ELECTRIC HEAT PUMP	100		2010	.00						0
- AT UAT UNF ATTIC	7		120	27.00			95.75			3,102
- BT HBT HALF BATH	0		1	3667.00						3,667
- EW 02 VINYL SIDING	100		192	.00						0
- FC 50 LAMINATE	100		2010	3.25						6,532
- FN 06 SPREAD FOOTING	100		192	5.30-						1,017-
- FP 2 PREFAB	0		1	3500.00						3,500
- IF 48 CUSTOM INTERIOR	100		1718	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1718	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1718	.00						0
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RCN...			PCT COMPLETE		100	x				266,998
QUAL..	C+10				110.00	x				293,705
DEPR.. RB					2.00	-		5,874	T	5,874
--ASV...										287,831

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
JUST STARTING ON SFD/06/15/2021/JHB	BP20210663N		3/19/2021	2941	3	WD	1/03/2022			305,000
JUST STARTING FOOTING/07/12/2021/JHB	AMOUNT	250,000		2881	11	WD	2/25/2021			40,000
50% COMPLETE OON SFD/08/02/2021/JHB				2202	91	WD	9/20/2006	X		30,000
STILL THE SAME FROM LAST VISIT/10/27/2021/JHB	AMOUNT			2158	67	DR	2/15/2006	X		30,000

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
1	SR6	LT 0100	1.000	45,000.00		.00	.00	.00	100.00	.00	.00	.00	45,000	

