

AYCOCK TROY XANTHUS
 2806 FOREST HILLS RD SW
 L1 .440 AC .44AC

N2 FOUND YR 2024 3711049572.000
 2806 FOREST HILLS RD SW
 PIN: 3711 04 9572 000
 DISTRICT: 31 C/CIWI-WILSON

Wilson County
 ACCOUNT#: 30853500
 NBHD: 8116 FOREST_HILLS_B-4
 Plat Bk/Pg 40 226 APPR: JHB APPR DT: 5/15/2019
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 CROSSFIT WILSON
 Imp Desc: 5306 SERVICE GARAGE EYB: 1975 2806 FOREST HILLS RD SW Exempt Code
 Grade : C-10 C-10 GRADE AYB: 1969 Finished Area: 4,820.00
 # of Units 1 Rms Bedrms Bathrms HBaths

LAND VALUE 35,937
 MISC VALUE 7,326
 BLDG VALUE 37,394
 TOTAL VALUE 80,657

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA 681 SERVICE GARAGE	100		4820	51.00	1.00		105.00			258,111
- AR 03 NO AC & FURNACE HEAT	100		4820	6.75-						32,535-
- EW 19 CONCRETE BLOCK-12"	100		318	.00						0
- FC 02 FINISHED CONCRETE	100		4820	3.35-						16,147-
- FN 06 SPREAD FOOTING	100		318	5.30-						1,685-
- FT 01 WOOD FRAME	100		4820	.00						0
- IF 06 MINIMAL FINISH	100		4820	.00						0
- RC 02 COMPOSITION SHINGLE	100		4820	.00						0
- RS 04 WOOD TRUSS	100		4820	.00						0
RCN...			PCT COMPLETE		100	x				207,744
QUAL..	C-10				90.00	x				186,968
DEPR..	C40				80.00	-		149,574		149,574 T
--ASV...										37,394

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FLOODED N 99. PERMIT 4 LITES & WTR FOUNTAIN & INSULATION IN WALL 4 17.	BP16003054R		12/05/2016	2592	875	WD	10/28/2014			98,000
BATHROOMM REMODELED/05/15/2019/JHB	AMOUNT		4,000	2522	249	DD	3/07/2013	Z		
	AMOUNT			1088	86	@	10/25/1999	@		
						WD	7/01/1973	X		2,500

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
82 490	OH DOOR 10 X 10	100.00	14.25	1985	1985	MAV	65.00	100			499	
83 490	OH DOOR 10 X 12	120.00	14.25	1985	1985	MAV	65.00	100			599	
84 490	OH DOOR 12 X 12	144.00	14.25	1985	1985	MAV	65.00	100			719	
85 1196	PAVING-CONC 40 X 20	800.00	7.60	2000	2000	MAV	55.00	100			2,517	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GC	SF 0653	19,166.400	5.00		.00	.00	.00	100.00	75.00	50.00	37.50	35,937	

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:A DL46 DD56 DR7 DD56 DR40 DU60 DL1 DU52 *

A= MA 681 4,820.00 SERVICE GARAG

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PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
86 2196	PAVING-CONC 24 X 20	480.00	7.60	2015	2015	MAV	18.00	100			2,992	
							.00					
							.00					
							.00					

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