

WAINWRIGHTS COMMODITIES LLC  
 1927 US 301 HWY S  
 L1 WAINWRIGHT IND 4.72AC  
 4.720 AC

Wilson County  
 YR 2024 3711825108.000  
 1927 US 301 HWY S  
 PIN: 3711 82 5108 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1120939  
 NBHD: 8344 US\_301-WARD\_I-1  
 Plat Bk/Pg 32 240 APPR: JHB APPR DT: 11/09/2023  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 WAINWRIGHTS WHSE FLEAMARK Exempt Code  
 Imp Desc: 4806 WAREHOUSE EYB: 1960 1927 US 301 HWY S  
 Grade : E+10 E+10 GRADE AYB: 1947 Finished Area: 140,413.00  
 # of Units 1 Rms Bedrms Bathrms HBaths  
 LAND VALUE 143,922  
 MISC VALUE 72,227  
 BLDG VALUE 555,549  
 TOTAL VALUE 771,698

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC CLP1 LOAD PLATFORM-COV-EC	100		340	26.50						9,010
AC 2040 CANOPY ROOF ONLY	100		100	9.75		100.00	104.00			1,014
AC 2040 CANOPY ROOF ONLY	100		160	9.75		100.00	102.00			1,591
AC 2072 UTILITY STG-MAS	100		192	35.50			60.00			4,089
MA 401 OFFICE BUILDING	100		1419	85.00	1.00		123.00			148,356
MA 651 WHSE	100		138994	37.25	1.00		79.00	89.00		3,640,252
- AR 01 NO HEAT & NO AIR	100		138994	8.25-						1,146,700-
- EW 24 CORR MTL-LIGHT	100		1714	.00						0
- FC 02 FINISHED CONCRETE	100		138994	3.35-						465,629-
- FN 06 SPREAD FOOTING	100		1714	5.30-						9,084-
- FT 05 STEEL	100		138994	10.60						1,473,336
- IF 06 MINIMAL FINISH	100		138994	.00						0
- RC 04 METAL-CORRUGATED	100		138994	1.65						229,340
- RS 03 STEEL TRUSS	100		138994	.00						0
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RCN...			PCT COMPLETE		100	x				3,885,575
QUAL..	E+10				60.00	x				2,331,344
DEPR..	C40				80.00	-	1,865,074			1,865,074 T
--ASV...										466,270

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
FIXED 1ST WHSE; FIXED OH DOORS & ADDED OLDER PAVING 4 21.				2863	880	WD	11/19/2020	E	370,000	
PRERMIT ON 04/28/2023/FOR FEE MARKETET STORAGE TEMP/11/13/23	AMOUNT					@	10/25/1999	@		
JHB				1310	826	WD	10/31/1986	F	192,000	
PERMIT CODE: A MO/YR: 062001 NOTE: 30000	AMOUNT			1213	548	WD	11/30/1981	F	33,000	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 2195	PAVING-ASP	20,800.00	5.00	2005	2005	MAV	40.00	100			56,160	
82 490	OH DOOR 12 X 16	192.00	14.25	1900	2000	MAV	55.00	100			1,232	
83 490	OH DOOR 12 X 16	192.00	14.25	1900	2000	MAV	55.00	100			1,232	
84 490	OH DOOR 12 X 16	192.00	14.25	1900	2000	MAV	55.00	100			1,232	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	LI	SF 0648	205,603.200	1.00		.00	.00	.00	70.00	.00	.00	70.00	143,922	

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C3
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31D-----179-----+
11 245-+
122

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:A DD175 :E DL20 DD5 :B DD17 :F DD8 DR20 DU8 DL20 * DR20 DU17 DL20 * DR20 DU5 *
DD420 :C DL8 DD24 DR8 DU24 * DD33 DD3 DR10 DD5 DR10 DD3 DR1 :D DD15 DR10 DD12 DR
22 DU12 DR45 DU15 DL77 * DR179 DU3 DR9 DU5 DR9 DU3 DU617 DU3 DL9 DU5 DL9 DU3 DL2
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<b>A=</b> MA 651	138,994.00 WHSE	<b>B=</b> AC CLP1	340.00 LOAD PLATFORM	<b>C=</b> AC 2072	192.00 UTILITY STG-M
<b>D=</b> MA 401	1,419.00 OFFICE BUILDI	<b>E=</b> AC 2040	100.00 CANOPY ROOF O	<b>F=</b> AC 2040	160.00 CANOPY ROOF O

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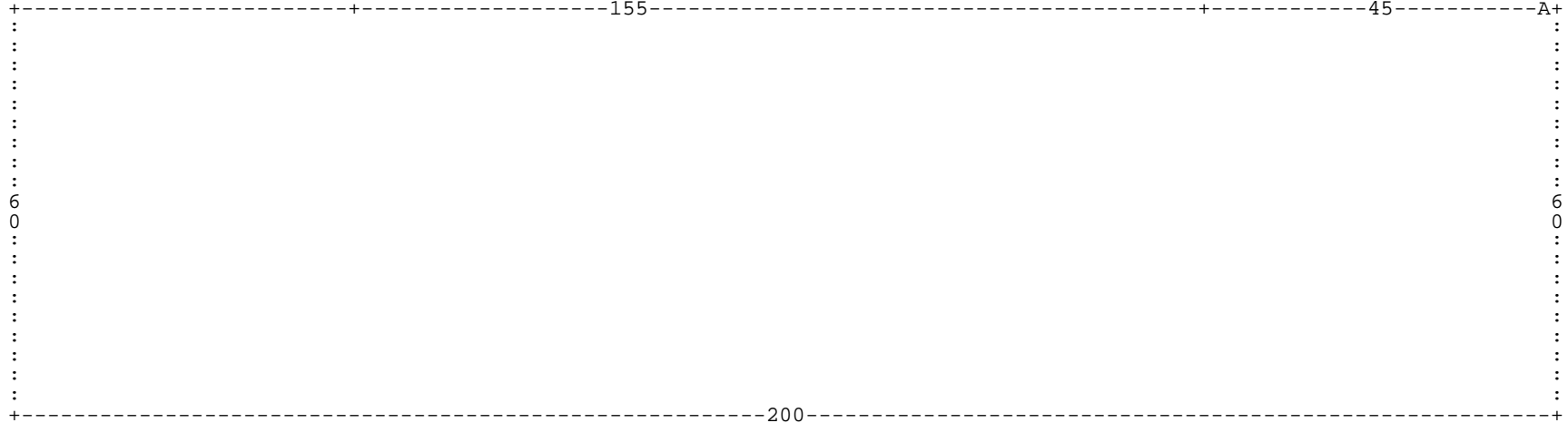
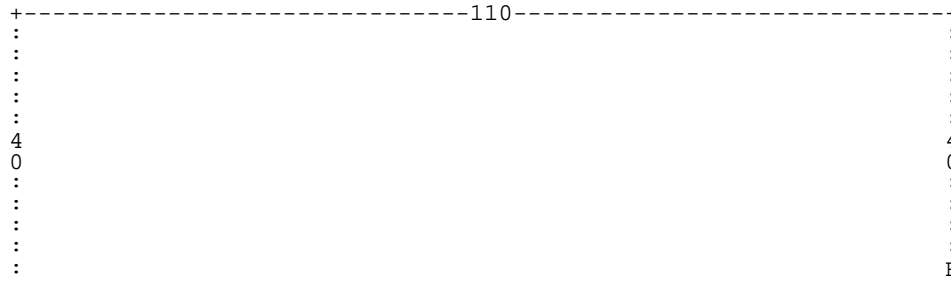
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Bldg No. 2		Imp Desc: 4906 WAREHOUSE- PREFAB		EYB: 1997 1927 US 301 HWY S		Exempt Code				
Grade : D D GRADE		AYB: 1997		Finished Area:		12,000.00				
# of Units	Rms	Bedrms	Bathrms	HBaths						
<b>TYPE/CODE/DESCRIPTION</b>	<b>PCT</b>	<b>%CMP</b>	<b>UNITS</b>	<b>RATE</b>	<b>STR#</b>	<b>STR%</b>	<b>SIZ%</b>	<b>HGT%</b>	<b>PER%</b>	<b>COST</b>
AC 2041 CANOPY W/ SLAB	100		4400	15.50			90.00			61,380
MA 656 WHSE-PREFAB	100		12000	32.00	1.00		97.00	110.00		409,728
- AR 01 NO HEAT & NO AIR	100		12000	8.25-						99,000-
- EW 10 METAL	100		520	.00						0
- FC 02 FINISHED CONCRETE	100		12000	3.35-						40,200-
- FN 06 SPREAD FOOTING	100		520	5.30-						2,756-
- FT 05 STEEL	100		12000	10.60						127,200
- IF 06 MINIMAL FINISH	100		12000	.00						0
- RC 04 METAL-CORRUGATED	100		12000	1.65						19,800
- RS 03 STEEL TRUSS	100		12000	.00						0
	RCN...		PCT COMPLETE		100	x				476,152
	QUAL..	D			75.00	x				357,114
	DEPR..	C30			75.00	-		267,835		267,835 T
	--ASV...									89,279

PROPERTY NOTES:				PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT CODE: A	MO/YR: 022001	NOTE: 20000					1199	432	WD	12/11/1980	A		435,000
PERMIT CODE: A	MO/YR: 051997	NOTE: 95000					AMOUNT	1053	624	WD	12/17/1970	X	75,000
							AMOUNT						

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
85 490	OH DOOR 12 X 16	192.00	14.25	1900	2000	MAV	55.00	100			1,232	
86 490	OH DOOR 12 X 14	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
87 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
88 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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:A DL45 :B DU40 DL110 DD40 DR110 \* DL155 DD60 DR200 DU60 \*

A= MA 656

12,000.00 WHSE-PREFAB

B= AC 2041

4,400.00 CANOPY W/ SLA

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Bldg No. 2 Exempt Code  
 Imp Desc: 4906 WAREHOUSE- PREFAB EYB: 1997 1927 US 301 HWY S  
 Grade : D D GRADE AYB: 1997 Finished Area: 12,000.00  
 # of Units Rms Bedrms Bathrms HBaths

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 TYPE/CODE/DESCRIPTION PCT %CMP UNITS RATE STR# STR% SIZ% HGT% PER% COST

PROPERTY NOTES:		PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
89 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
90 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
91 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
92 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
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Bldg No.  
 Imp Desc: OH DOOR 14 X 12 EYB: 2000  
 Grade : C AYB: 1900 Finished Area:  
 # of Units Rms Bedrms Bathrms HBaths

Exempt Code

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
93 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
94 490	OH DOOR 14 X 12	168.00	14.25	1900	2000	MAV	55.00	100			1,078	
95 490	OH DOOR 16 X 14	224.00	14.25	1900	2000	MAV	55.00	100			1,437	

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