

KDS SQUARED PROPERTIES LLC
 2420 A NASH ST N
 CONDO .26AC
 .258 AC

Wilson County
 YR 2024 3713626630.000
 2420 A NASH ST N
 PIN: 3713 62 6630 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1130153
 NBHD: 8199 NASH_OR-2
 Plat Bk/Pg
 EXCD: APPR: JHB APPR DT: 7/22/2004
 NOTICE: 82 3/08/2024

Bldg No. 1 R HERRING & ASSOC.
 Imp Desc: 2404 OFFICE CONDO
 Grade : B B GRADE
 # of Units 1 Rms
 EYB: 2009 2420 A NASH ST N
 AYB: 1985 Finished Area: 1,807.00
 Exempt Code
 LAND VALUE 73,177
 MISC VALUE 4,385
 BLDG VALUE 188,110
 TOTAL VALUE 265,672

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		36	38.80			120.00			1,676
MA 403 OFFICE CONDO	100		1423	97.50	1.27		107.00	96.00		142,516
MA 403 (UPPER FLOORS)	100		384	97.50	1.27	100.00	107.00	96.00		38,458
- AR 27 ELECTRIC HEAT PUMP	100		1807	.00						0
- EW 18 BRICK VENEER	100		156	35.00						5,460
- FC 06 CARPET	100		1807	.00						0
- FN 03 CONT WALL-BRICK	100		156	.00						0
- FT 01 WOOD FRAME	100		1423	.00						0
- IF 01 DRYWALL	100		1423	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1423	.00						0
- RS 04 WOOD TRUSS	100		1423	.00						0
RCN...			PCT COMPLETE		100	x				188,110
QUAL..	B				125.00	x				235,137
DEPR..	C40				20.00	-		47,027		47,027 T
--ASV...										188,110

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
59% COMMON INT. CK 4 RENO VATIONS				3006	351	WD	3/01/2023			310,000
PERMIT CODE: R MO/YR: 022004 NOTE: 8000				2773	558	WD	2/12/2019	E		
				1990	125	WD	9/26/2003			179,500
						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1195	ASP PAVING	4,718.00	5.00	1986	1986	MAV	65.00	100	CN	41.00	4,385	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	RMX	SF 0424	11,258.000	3.25		.00	.00	160.00	125.00	.00	.00	200.00	73,177	

