

WILSON CC ACQUISITION LLC  
 4509 COUNTRY CLUB DR N  
 TR-1&2&4&5 150.51AC  
 150.510 AC

Wilson County  
 YR 2024 3714423066.000  
 4509 COUNTRY CLUB DR N  
 PIN: 3714 42 3066 000  
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1130768  
 NBHD: 8074 COUNTRY CLUB COLONY  
 Plat Bk/Pg 12 135 APPR: GRW APPR DT: 1/24/2022  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 1 CLUB HOUSE  
 Imp Desc: 7804 COUNTRY CLUBS  
 Grade : C C GRADE  
 # of Units 1 Rms Bedrms Bathrms HBaths  
 EYB: 1990 4509 COUNTRY CLUB DR N  
 AYB: 1973 Finished Area: 22,842.00  
 Exempt Code  
 LAND VALUE 998,371  
 MISC VALUE 742,232  
 BLDG VALUE 1,142,726  
 TOTAL VALUE 2,883,329

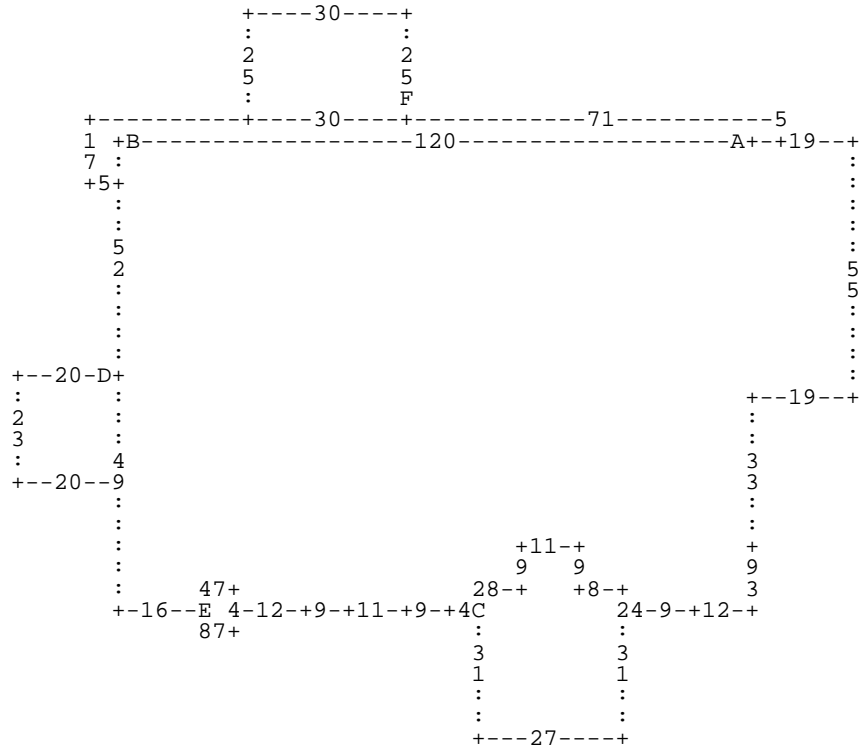
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC ULP1 LOAD PLATFORM-UNCOV-	100		460	16.50		100.00				7,590
AC 2031 CARPORT	100		936	27.90			90.00			23,502
AC 2051 PORCH-OPEN-FR	100		710	38.80			90.00			24,793
AC 2051 PORCH-OPEN-FR	100		56	38.80		100.00	106.00			2,303
AC 2061 PATIO-CONC	100		750	7.50		100.00	55.00			3,093
MA 248 COUNTRY CLUB	100		13020	98.00	1.00		94.00	102.00		1,223,385
BA UBM BASEMENT-TOTAL	92		11978	37.50						449,175
BA FBM BASEMENT-FINISHED	82		9821	85.00						834,785
- AR 27 ELECTRIC HEAT PUMP	100		13020	.00						0
- EW 15 STUCCO ON MASONRY	100		518	43.80						22,688
- FC 06 CARPET	100		13020	.00						0
- FN 06 SPREAD FOOTING	100		518	5.30-						2,745-
- FT 01 WOOD FRAME	100		13020	.00						0
- IF 48 CUSTOM INTERIOR	100		13020	.00						0
- RC 04 METAL-CORRUGATED	100		13020	1.65						21,483
- RS 03 STEEL TRUSS	100		13020	.00						0

RCN... PCT COMPLETE 100 x 2,610,052  
 QUAL... C 100.00 x 2,610,176  
 DEPR.. C55 34.00 - 887,459  
 ECON.. EO ECONOMIC OBSOLESCENC 50.00 - 861,358 1,748,817 T  
 --ASV... 861,359

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
18 HOLE, 72 PAR 6774 YRDS. TOTAL HVAC RENOV 1999 \$189,812				3018	342	SWD	5/31/2023			773,500
PER BUS PER LISTING 1999. BUS PER PROP LISTING \$521,763.				AMOUNT	1532	379	SPL	11/03/2021	#	
01 BLDG PERMIT #3325 \$740,000 POOLHOUSE COMPLEX				AMOUNT	1532	379	SPL	6/05/2018	#	
2008 ADJ VALUE PER CLERICAL VALUE				AMOUNT	1532	379	CMB	6/28/2013	Y	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
83 1184	TENNIS COURT 120 X 315	37,800.00	8.00	1997	1997	MAV	65.00	100			52,920	
84 1184	TENNIS COURT 120 X 165	19,800.00	8.00	1997	1997	MAV	65.00	100			27,720	
85 1182	POOL, INGROUND	4,285.00	55.00	1973	1990	MAV	65.00	100			41,244	
86 1191	CL FENCE-TENNIS COURTS	1,514.00	14.50	1973	1983	MAV	65.00	100			3,842	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHF%	OTH%	ADJ	FMV	EXMPT
1	SR4	AC 7800	8.000	55,000.00		.00	.00	.00	100.00	.00	35.00	35.00	154,000	
2	SR4	AC 0120	142.510	15,000.00		.00	.00	.00	79.00	.00	50.00	39.50	844,371	



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:A DL120 :B DR125 DU5 DL71 :F DU25 DL30 DD25 DR30 * DL59 DD17 DR5 DU12 * DD52 :D
DL20 DD23 DR20 DU23 * DD49 DR16 DU4 :E DD8 DR7 DU8 DL7 * DR7 DD4 DR12 DD1 DR9 D
U1 DR11 DD1 DR9 DU1 DR4 DU2 :C DD31 DR27 DU31 DL8 DU9 DL11 DD9 DL8 * DR8 DU9 DR1
1 DD9 DR8 DD2 DR4 DD1 DR9 DU1 DR12 DU3 DR1 DU9 DL1 DU33 DR19 DU55 DL19 DU1 *

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**A=** MA 248  
**D=** AC ULP1

13,020.00 COUNTRY CLUB  
460.00 LOAD PLATFORM

**B=** AC 2051  
**E=** AC 2051

710.00 PORCH-OPEN-FR  
56.00 PORCH-OPEN-FR

**C=** AC 2031  
**F=** AC 2061

936.00 CARPORT  
750.00 PATIO-CONC

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 Plat Bk/Pg 12 135 APPR: GRW APPR DT: 1/24/2022  
 EXCD: NOTICE: 82 3/08/2024

Bldg No. 2 CART SHELTER Exempt Code  
 Imp Desc: 4806 WAREHOUSE  
 Grade : D+10 D+10 GRADE  
 # of Units 1 Rms Bedrms Bathrms HBaths  
 EYB: 1973 4509 COUNTRY CLUB DR N  
 AYB: 1973 Finished Area: 3,920.00

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA 651 WHSE	100		3920	37.25	1.00		108.00	83.00		130,888
- AR 04 NO AC & EL BASEBOARD	100		3920	5.25-						20,580-
- EW 01 WOOD FRAME	100		258	.00						0
- FC 01 NO COVERING	100		3920	4.65-						18,228-
- FN 06 SPREAD FOOTING	100		258	5.30-						1,367-
- FT 01 WOOD FRAME	100		3920	.00						0
- IF 06 MINIMAL FINISH	100		3920	.00						0
- RC 02 COMPOSITION SHINGLE	100		3920	.00						0
- RS 04 WOOD TRUSS	100		3920	.00						0
RCN...			PCT COMPLETE		100	x				90,713
QUAL..	D+10				85.00	x				77,106
DEPR..	C40				80.00	-		61,684		
ECON..	EO		ECONOMIC OBSOLESCENC		50.00	-		7,711		69,395 T
--ASV...										7,711

PROPERTY NOTES:  
 2010 INFO: FIXED/VERIFIED ALL BLDGS  
 BOER 2010  
 2016 BOER  
 2022 BOER: RV

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			1532	379	@	12/30/2002	@		
AMOUNT					@	10/25/1999	@		
			1532	379	DE	9/13/1994	X		1,000
AMOUNT			1090	713	WD	9/13/1973	X		2,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
87	1191 CL FENCE-POOL	600.00	14.50	1973	1983	MAV	65.00	100			1,523	
88	440 YARD LTS	15.00	900.00	1973	1983	MAV	65.00	100			2,363	
89	1173 STG-FR 12 X 12	144.00	24.00	1973	1983	MAV	65.00	100			581	
90	1195 ASP PAVING	56,100.00	5.00	1973	1990	MAV	65.00	100			44,179	

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

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Bldg No. 3 COURSE MAINTENANCE  
 Imp Desc: 4806 WAREHOUSE  
 Grade : D+05 D+05 GRADE  
 # of Units 1 Rms Bedrms Bathrms HBaths  
 EYB: 1973 4509 COUNTRY CLUB DR N  
 AYB: 1973 Finished Area: 6,250.00  
 Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA 651 WHSE	100		6250	37.25	1.00		100.00	100.00		232,812
- AR N NO AC	100		6250	3.35-						20,937-
- AR 11 GAS FORCED HOT AIR	100		6250	.00						0
- EW 10 METAL	100		350	.00						0
- FC 01 NO COVERING	100		6250	4.65-						29,062-
- FN 06 SPREAD FOOTING	100		350	5.30-						1,855-
- FT 05 STEEL	100		6250	10.60						66,250
- IF 06 MINIMAL FINISH	100		6250	.00						0
- RC 04 METAL-CORRUGATED	100		6250	1.65						10,312
- RS 03 STEEL TRUSS	100		6250	.00						0
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RCN...			PCT COMPLETE		100	x				257,520
QUAL..	D+05				80.00	x				206,016
DEPR..	C40				80.00	-		164,811		
ECON..	EO		ECONOMIC OBSOLESCENC		50.00	-		20,602		185,413 T
--ASV...										20,603

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
PERMIT CODE: A MO/YR: 022002 NOTE: 7000										
PERMIT CODE: N MO/YR: 122001 NOTE: 740000										
PERMIT CODE: A MO/YR: 041999 NOTE: 65000										
PERMIT CODE: A MO/YR: 031997 NOTE: 3000										
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
92 1173	STG-FR 12 X 12	144.00	24.00	1973	1985	MAV	65.00	100			581	
93 1173	STG-FR 12 X 16	192.00	24.00	1973	1976	MAV	65.00	100			758	
94 1173	STG-FR 16 X 16	256.00	24.00	2005	2005	MAV	40.00	100			1,733	
95 1173	STG-FR 20 X 20	400.00	24.00	1973	1976	MAV	65.00	100			1,512	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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Bldg No. 4  
 Imp Desc: 1007 COMMERCIAL  
 Grade : C-10 C-10 GRADE  
 # of Units  
 EYB: 2001 4509 COUNTRY CLUB DR N  
 AYB: 2001 Finished Area: 4,800.00  
 Exempt Code

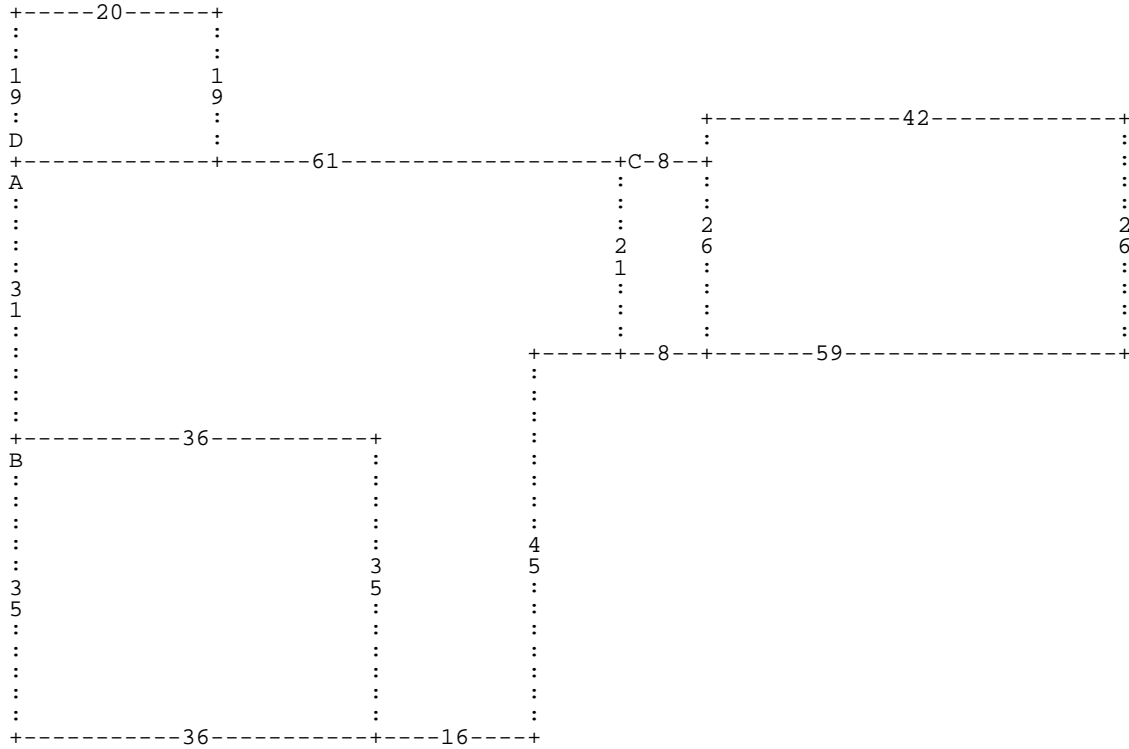
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		168	38.80		100.00	102.00			6,648
AC 2051 PORCH-OPEN-FR	100		380	38.80		100.00	94.00			13,859
AC 2064 DECK-WOOD	100		1260	24.95		100.00	90.00			28,293
MA 781 COMMERCIAL-MISC	100		3453	66.00	1.39		114.00			259,803
MA 781 (UPPER FLOORS)	100		1347	66.00	1.39	100.00	114.00			101,348
BA UBM BASEMENT-TOTAL	16		552	37.50						20,700
- AR 27 ELECTRIC HEAT PUMP	100		4800	.00						0
- EW 15 STUCCO ON MASONRY	100		406	43.80						17,782
- FC 06 CARPET	100		4800	.00						0
- FN 06 SPREAD FOOTING	100		406	5.30-						2,151-
- FT 01 WOOD FRAME	100		3453	.00						0
- IF 01 DRYWALL	100		3453	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		3453	.00						0
- RS 01 WOOD FRAME	100		3453	.00						0
- RT 03 DOUBLE PITCH ROOF	100		3453	.00						0
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RCN...			PCT COMPLETE		100	x				446,282
QUAL..	C-10				90.00	x				401,670
DEPR..	C40				37.00	-		148,617		148,617 T
--ASV...										253,053

PROPERTY NOTES:

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
96 012	WELL PUMP ENCL 13 X 17	221.00	5.00	1997	1997	MGD	54.00	100			359	
97 038	SHED-IMPLEMENT 11 X 12	132.00	9.75	1973	1976	MAV	65.00	100			217	
98 B4	REST ROOM 8 X 11	88.00	130.00	1973	1973	MAV	65.00	100			2,002	
100 B4	REST ROOM 15 X 19	285.00	130.00	2002	2002	MAV	49.00	100			9,448	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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:A DD31 :B DD35 DR36 DU35 DL36 \* DR36 DD35 DR16 DU45 DR59 DU26 DL42 DD26 DL8 DU2  
1 :C DR8 DD21 DL8 DU21 \* DL61 \* :D DU19 DR20 DD19 DL20 \*

**A=** MA 781                    3,453.00 COMMERCIAL-MI                    **B=** AC 2064                    1,260.00 DECK-WOOD                    **C=** AC 2051                    168.00 PORCH-OPEN-FR  
**D=** AC 2051                    380.00 PORCH-OPEN-FR



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**ACCOUNT#:** 1130768 **PAGE** 9  
**NBHD:** 8074 COUNTRY\_CLUB\_COLONY  
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Bldg No. 4 Exempt Code  
 Imp Desc: 1007 COMMERCIAL EYB: 2001 4509 COUNTRY CLUB DR N  
 Grade : C-10 C-10 GRADE AYB: 2001 Finished Area: 4,800.00  
 # of Units Rms Bedrms Bathrms HBaths

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**TYPE/CODE/DESCRIPTION PCT %CMP UNITS RATE STR# STR% SIZ% HGT% PER% COST**  
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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
101 GC2	GOLF COURSE CLASS II	18.00	175,000.00	1992	1995	MAV	65.00	100			551,250	
							.00					
							.00					
							.00					

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