

MCNAIR CHRISTOPHER
4704 BLUFF PL N
L48S1 THE BLUFFS 1.00LT
.351 AC

N2 FOUND YR 2024 3714935735.000
4704 BLUFF PL N
PIN: 3714 93 5735 000
DISTRICT: 31 C/CIWI-WILSON

Wilson County

ACCOUNT#: 1128398
NBHD: 8317 THE BLUFFS-VIEW
Plat Bk/Pg 33 54 APPR: KRC APPR DT: 11/14/2022
EXCD: NOTICE: 82 3/08/2024

PAGE 1

Bldg No. 1
Imp Desc: R1.5 SFR-UP TO 1.5 STY
Grade : B-10 B-10 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 2016 4704 BLUFF PL N
AYB: 2006 Finished Area: 1,852.00
Exempt Code
LAND VALUE 75,000
MISC VALUE 0
BLDG VALUE 278,130
TOTAL VALUE 353,130

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1021 GARAGE-ATT-FR	100		462	42.55			90.00			17,692
AC 1052 PORCH-OPEN-MAS	100		100	29.10			104.00			3,026
AC 1061 PATIO-CONC	100		216	7.50		100.00	58.00			939
MA 112 SFR-1.5 STY	100		1852	116.00	1.00		97.00			208,387
- AR 10 FORCED AIR HEAT W/ A100			1852	.00						0
- AT UAT UNF ATTIC	27		500	27.00			97.00			13,095
- EW 31 BRICK/VINYL COMBO	100		226	18.75						4,237
- FC 20 HARDWOOD/CARPET	100		1852	2.00						3,704
- FN 02 CONT WALL-CONC BLOCK	100		226	.00						0
- FP 2 PREFAB	100		1	3500.00						3,500
- IF 30 DRYWALL/CUSTOM	100		1852	.00						0
- RC 07 WOOD SHAKES/3D-SHING	100		1852	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1852	.00						0
RCN...			PCT COMPLETE		100	X				254,580
QUAL..		B-10			115.00	X				292,768
DEPR.. RB					5.00	-		14,638		14,638
--ASV...										278,130

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
CORRECT LAND SIZE ADJ FOR 2013 P/COMPS	BP20221243A		5/09/2022	2985	85	WD	9/23/2022			322,500
PERMIT CANCELED NO WORK FROM PRIOR OWNER NVC 4'23	AMOUNT		29,000	2247	632	WD	5/08/2007			200,000
PERMIT CODE: N MO/YR: 062006 NOTE: 93286	AMOUNT			2167	932	WD	4/06/2006			30,000
						@	6/03/2004	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

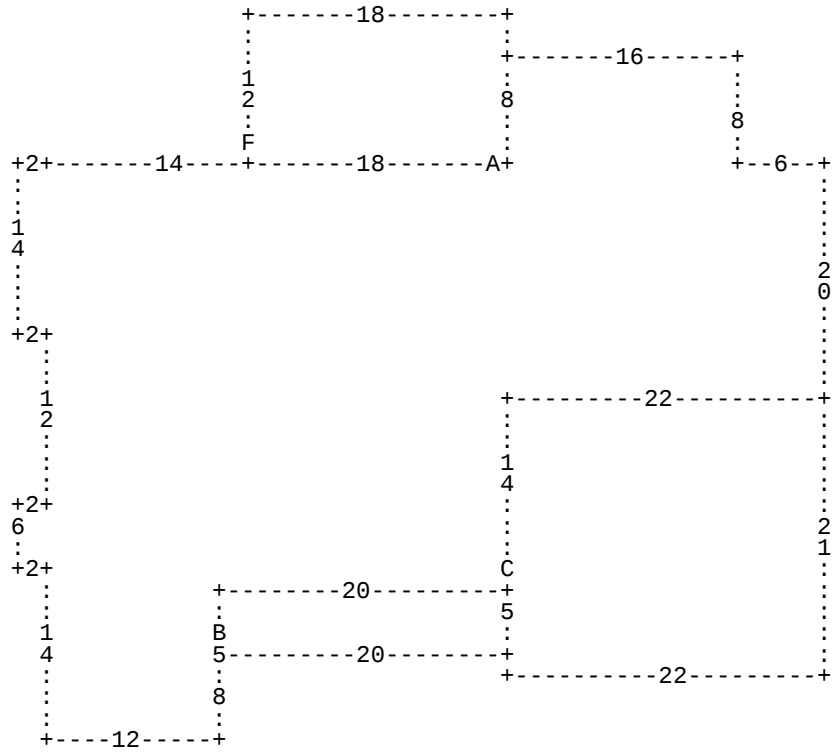
#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	SR4	LT 0100		1.000	75,000.00		.00	.00	.00	100.00	.00	.00	.00	75,000	

3714935735.000

4704 BLUFF PL N

REQUESTED BY COXCO

RUN 3/11/24 TIME 9:21:32



:A DL18 :F DU12 DR18 DD12 DL18 * DL14 DD1 DL2 DD14 DR2 DD12 DL2 DD6 DR2 DD14 DR1
 2 DU8 :B DU5 DR20 DD5 DL20 * DU5 DR20 :C DU14 DR22 DD21 DL22 DU7 * DU14 DR22 DU2
 0 DL6 DU8 DL16 DD8 *

A= MA 112 1,852.00 SFR-1.5 STY B= AC 1052 100.00 PORCH-OPEN-MA C= AC 1021 462.00 GARAGE-ATT-FR
 F= AC 1061 216.00 PATIO-CONC