

JB PROPERTIES NC LLC
1610 CARGILL AVE S
17.600 AC

Wilson County
YR 2024 3721423627.000
1610 CARGILL AVE S
PIN: 3721 42 3627 000
DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 69951821
NBHD: 8383 WILSON_SOUTH_I-2
Plat Bk/Pg 43 80
EXCD: NOTICE: 82 3/08/2024
APPR: KRC APPR DT: 6/27/2022
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Bldg No.	1						Exempt Code				LAND VALUE	294,780
Imp Desc:	4806	WAREHOUSE	EYB: 2008	1610	CARGILL AVE S					MISC VALUE	77,946	
Grade :	C	C GRADE	AYB: 2007	Finished Area:				46,130.00			BLDG VALUE	1,646,359
# of Units		Rms	Bedrms	Bathrms	HBaths					TOTAL VALUE	2,019,085	

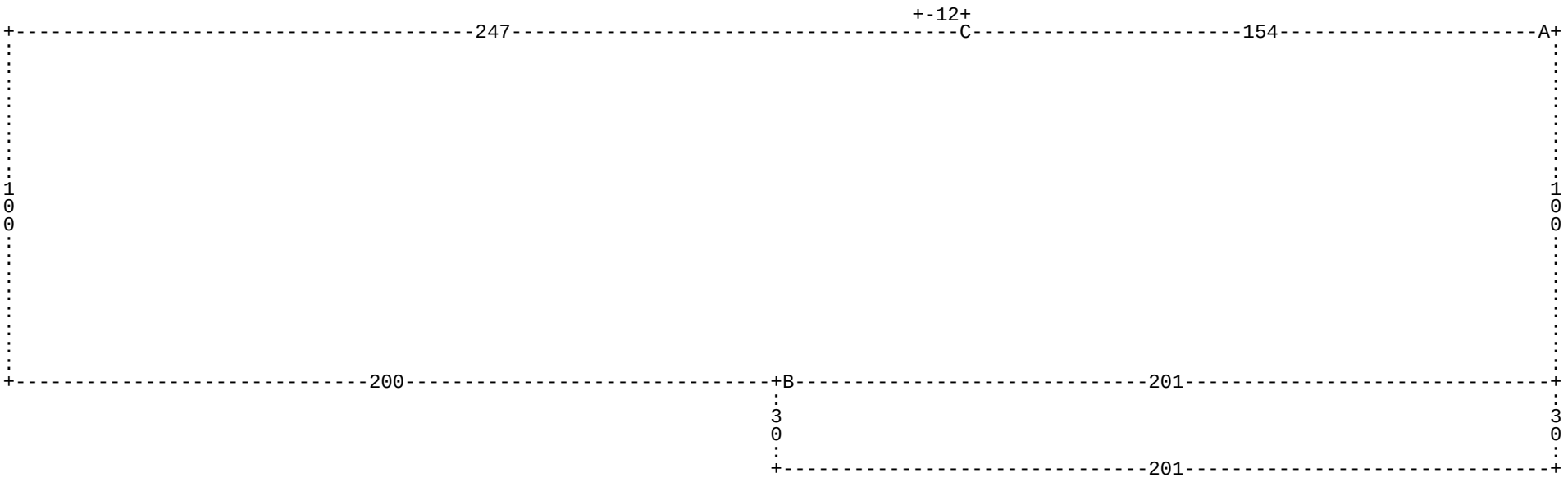
TYPE/CODE/DESCRIPTION		PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST	
AC CAN	CANOPY-COMMERCIAL	100		120	14.75		100.00	104.00			1,840	
MA 651	WHSE	100		40100	37.25	1.00		82.00	110.00		1,347,319	
- AR 01	NO HEAT & NO AIR	100		40100	8.25-						330,825-	
- EW 24	CORR MTL-LIGHT	100		1002	.00						0	
- FC 02	FINISHED CONCRETE	100		40100	3.35-						134,335-	
- FN 06	SPREAD FOOTING	100		1002	5.30-						5,310-	
- FT 05	STEEL	100		40100	10.60						425,060	
- IF 06	MINIMAL FINISH	100		40100	.00						0	
- RC 04	METAL-CORRUGATED	100		40100	1.65						66,165	
- RS 03	STEEL TRUSS	100		40100	.00						0	
MA 781	COMMERCIAL-MISC	100		6030	66.00	1.00		106.00			421,858	

	RCN...			PCT COMPLETE		100	x				1,791,772	
	QUAL..	C				100.00	x				1,791,772	
	DEPR..	C40				22.00	-		394,189		394,189	T
	--ASV...										1,397,583	

PROPERTY NOTES:				PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
COMPLETE SITE DEVELOPMENT & CONSTRUCTION OF STEEL				BP20220853A		3/31/2022	2923	175	CMB	9/28/2021	Y	
FABRICATION FACILITY FRAMECRANE ATTACHED BPP 4'21				AMOUNT	200,000		2923	175	IC	9/28/2021	Y	
EXPANDED MAIN BUILDING ADDED SHELTER CLFENCE 4'23				BP20220627A		2/02/2022	2237	338	WD	3/16/2007		176,500
				AMOUNT			1260	148	SPL	3/14/2007	#	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
80 1191	FENCE-CL	2,500.00	14.50	2008	2015	MGD	18.00	100			37,156	
82 1195	PAVING-ASP 62 X 215	13,330.00	5.00	2008	2008	MAV	32.00	100			40,790	
												.00
												.00

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	HI	AC 0600	5.000	30,000.00		.00	.00	.00	110.00	.00	.00	110.00	165,000	
2	HI	AC 0121	12.600	10,000.00		.00	.00	.00	103.00	.00	.00	103.00	129,780	



:A DL154 :C DU10 DL12 DD10 DR12 * DL247 DD100 DR200 :B DR201 DD30 DL201 DU30 * D
R201 DU100 *

A= MA 651	40,100.00 WHSE	B= MA 781	6,030.00 COMMERCIAL-MI	C= AC CAN	120.00 CANOPY-COMMER
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Bldg No. 2
Imp Desc: 4806 WAREHOUSE
Grade : C C GRADE
of Units
EYB: 2008 1610 CARGILL AVE S
AYB: 2007 Finished Area: 4,530.00
Rms Bedrms Bathrms HBaths

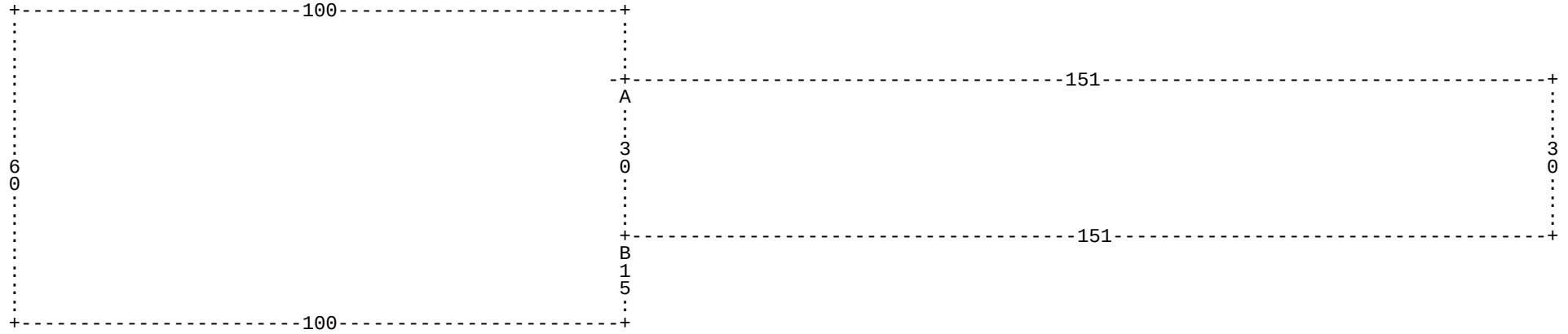
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC CAN5 CANOPY-GOOD	100		6000	24.50		100.00	90.00			132,300
MA 651 WHSE	100		4530	37.25	1.00		110.00	100.00		185,616
- AR 01 NO HEAT & NO AIR	100		4530	8.25-						37,372-
- EW 24 CORR MTL-LIGHT	100		362	.00						0
- FC 02 FINISHED CONCRETE	100		4530	3.35-						15,175-
- FN 06 SPREAD FOOTING	100		362	5.30-						1,918-
- FT 05 STEEL	100		4530	10.60						48,018
- RC 04 METAL-CORRUGATED	100		4530	1.65						7,474
- RS 03 STEEL TRUSS	100		4530	.00						0
RCN...					100	X				318,943
QUAL..		C	PCT COMPLETE		100.00	X				318,942
DEPR.. C40					22.00	-		70,166		70,166 T
--ASV...										248,776

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
BP19001507A		2/20/2020							
AMOUNT		15,000							
BP00071966N		8/09/2007							
AMOUNT		282,420							

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
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:A DD30 :B DD15 DL100 DU60 DR100 DD45 * DR151 DU30 DL151 *

A= MA 651

4,530.00 WHSE

B= AC CAN5

6,000.00 CANOPY-GOOD