

SIM ONE INVESTMENTS LLC
 3465 US 301 HWY N
 KAMPERS LODGE 20.67AC
 20.670 AC

Wilson County
 YR 2024 3732481560.000
 3465 US 301 HWY N
 PIN: 3732 48 1560 000
 DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1130862
 NBHD: 8376 WILSON_EAST_B-4
 Plat Bk/Pg 1.00 EXCD: APPR: REV APPR DT: 12/07/2015
 NOTICE: 82 3/08/2024

Bldg No. 1 KAMPER'S LODGE
 Imp Desc: 1007 COMMERCIAL
 Grade : D-05 D-05 GRADE
 # of Units 1 Rms Bedrms Bathrms HBaths
 EYB: 1970 3465 US 301 HWY N
 AYB: 1970 Finished Area: 1,620.00
 Exempt Code
 LAND VALUE 337,644
 MISC VALUE 38,926
 BLDG VALUE 99,384
 TOTAL VALUE 475,954

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2041 CANOPY W/ SLAB	100		32	15.50			120.00			595
MA 781 COMMERCIAL-MISC	100		1620	66.00	1.00		128.00	96.00		131,382
- AR 03 NO AC & FURNACE HEAT	100		1620	6.75-						10,935-
- EW 19 CONCRETE BLOCK-12"	100		202	.00						0
- FC 05 VINYL	100		1620	.00						0
- FN 06 SPREAD FOOTING	100		202	5.30-						1,070-
- FT 01 WOOD FRAME	100		1620	.00						0
- IF 06 MINIMAL FINISH	100		1620	.00						0
- RC 04 METAL-CORRUGATED	100		1620	1.65						2,673
- RS 04 WOOD TRUSS	100		1620	.00						0
RCN...			PCT COMPLETE		100	x				122,645
QUAL..	D-05				70.00	x				85,850
DEPR..	C40				80.00	-		68,680		68,680 T
--ASV...										17,170

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
MAIN OFFICE				3021	445	WD	6/22/2023	C		
SHOWER ROOM				3002	368	WD	1/27/2023	O	400,000	
REC HALL/LAUNDRY				2437	237	WD	2/14/2011		450,000	
USED FOR STG ONLY				2113	377	CMB	12/31/2010	X		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
80	1173 STG-FR 21 X 18	378.00	24.00	1987	1990	MAV	65.00	100			2,858	
81	1195 PAVING-ASP	6,000.00	5.00	1976	1981	MAV	65.00	100			9,450	
82	038 SHED-IMPLEMENT 8 X 10	80.00	9.75	1983	1986	MGD	60.00	100			382	
83	1191 CL FENCE	800.00	14.50	1983	1986	MAV	65.00	100			4,060	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	HC	SF 0700	900,385.200	3.00		.00	.00	.00	50.00	50.00	50.00	12.50	337,644	

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Bldg No. 2
 Imp Desc: 1007 COMMERCIAL
 Grade : D D GRADE
 # of Units 1 Rms
 EYB: 1970 3465 US 301 HWY N
 AYB: 1970 Finished Area: 960.00
 Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
MA 781 COMMERCIAL-MISC	100		960	66.00	1.00		138.00			87,436
- AR 03 NO AC & FURNACE HEAT	100		960	6.75-						6,480-
- EW 19 CONCRETE BLOCK-12"	100		128	.00						0
- FC 02 FINISHED CONCRETE	100		960	3.35-						3,216-
- FN 06 SPREAD FOOTING	100		128	5.30-						678-
- FT 01 WOOD FRAME	100		960	.00						0
- IF 06 MINIMAL FINISH	100		960	.00						0
- RC 04 METAL-CORRUGATED	100		960	1.65						1,584
- RS 04 WOOD TRUSS	100		960	.00						0

RCN...			PCT COMPLETE		100	x				78,646
QUAL..	D				75.00	x				58,984
DEPR..	C40				80.00	-		47,187		47,187 T
--ASV...										11,797

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
2008 INFORMAL APPEALS: NBHD CHANGE				2113	377	WD	6/30/2005	X	300,000	
	AMOUNT			2113	374	WD	6/30/2005	C		
	AMOUNT			1840	55	WD	10/05/2001		300,000	
						@	10/25/1999	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
84 1182	POOL-INGROUND 24 X 48	1,152.00	55.00	1970	1986	MAV	65.00	100			22,176	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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Bldg No. 3
 Imp Desc: 1007 COMMERCIAL
 Grade : D-10 D-10 GRADE
 # of Units 1 Rms Bedrms Bathrms HBaths
 EYB: 1970 3465 US 301 HWY N
 AYB: 1970 Finished Area: 1,363.00
 Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 2051 PORCH-OPEN-FR	100		290	38.80			97.00			10,914
MA 781 COMMERCIAL-MISC	100		1363	66.00	1.00		132.00			118,744
- AR 03 NO AC & FURNACE HEAT	100		1363	6.75-						9,200-
- EW 19 CONCRETE BLOCK-12"	100		152	.00						0
- FC 05 VINYL	100		1363	.00						0
- FN 06 SPREAD FOOTING	100		152	5.30-						805-
- FT 01 WOOD FRAME	100		1363	.00						0
- IF 06 MINIMAL FINISH	100		1363	.00						0
- RC 04 METAL-CORRUGATED	100		1363	1.65						2,248
- RS 04 WOOD TRUSS	100		1363	.00						0
RCN...			PCT COMPLETE		100	x				121,901
QUAL..	D-10				65.00	x				79,235
DEPR..	C40				80.00	-		63,387		63,387 T
--ASV...										15,848

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			1552	288	WD	4/28/1995	X		42,000
AMOUNT									
AMOUNT									

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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Bldg No. 5 Exempt Code
 Imp Desc: DW MH-DOUBLE WIDE EYB: 1995 3465 US 301 HWY N
 Grade : D+10 D+10 GRADE AYB: 1983 Finished Area: 1,248.00
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
 Manufacturer: HORTON HOMES Serial#: H26510GLR Model: SUMMIT

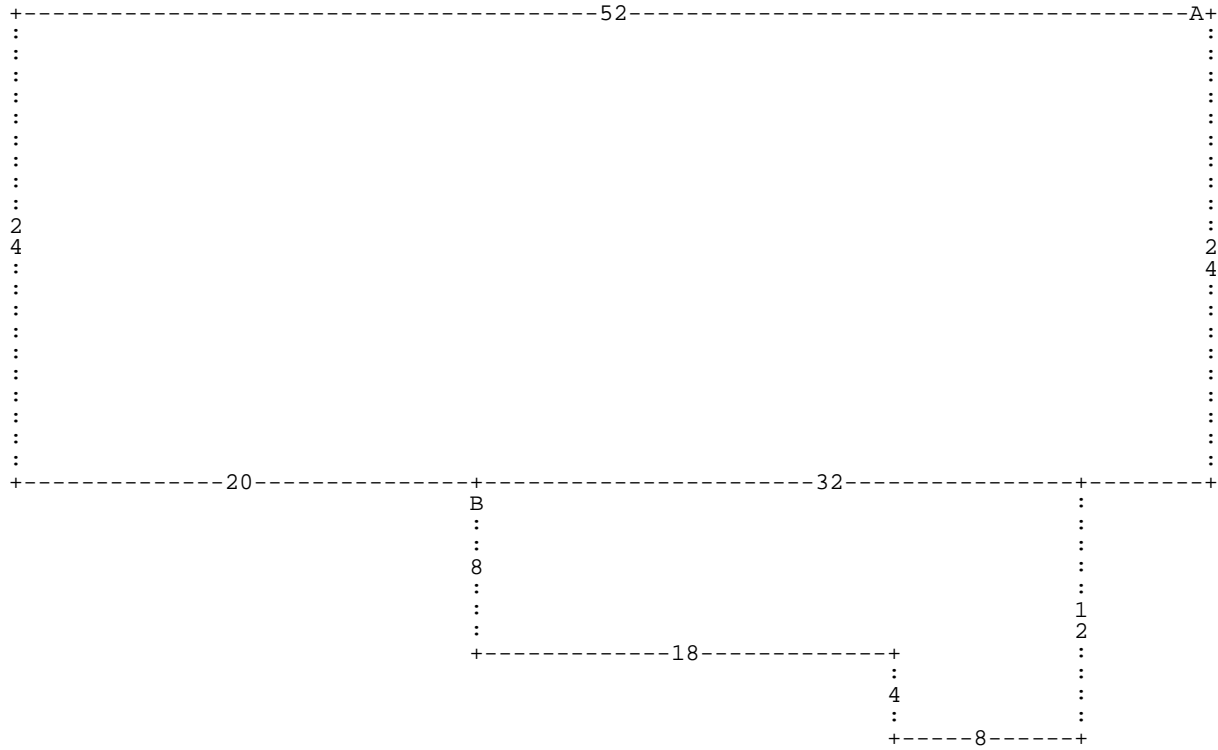
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1064 DECK-WOOD	100		240	24.95			100.00			5,988
MA 152 MFG-DOUBLE WIDE	100		1248	111.00	1.00		107.50			148,917
- AR 10 FORCED AIR HEAT W/ A100	100		1248	.00						0
- EW 30 PLYWOOD SIDING	100		152	13.50-						2,052-
- FC 48 VINYL/CARPET	100		1248	.00						0
- FN 02 CONT WALL-CONC BLOCK	100		152	.00						0
- IF 01 DRYWALL	100		1248	.00						0
- RC 02 COMPOSITION SHINGLE	100		1248	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1248	.00						0
RCN...			PCT COMPLETE		100	x				152,853
QUAL..	D+10				85.00	x				129,925
DEPR.. MD					58.00	-		75,356		75,356 T
--ASV...										54,569

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
							.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 DL52 DD24 DR20 :B DD8 DR18 DD4 DR8 DU12 DL26 * DR32 DU24 *

A= MA 152

1,248.00 MFG-DOUBLE WI

B= AC 1064

240.00 DECK-WOOD