

WATKINS KENT A  
 300 W NASH ST  
 P59 .307 AC 1.00LT

N2 FOUND YR 2024 3735608949.000  
 300 W NASH ST  
 PIN: 3735 60 8949 000  
 DISTRICT: 7 C/CIEC/FRTO-ELM

Wilson County

ACCOUNT#: 69017735 PAGE 1  
 NBHD: 8106 ELM\_CITY\_R-15  
 Plat Bk/Pg 7 68 APPR: KRC APPR DT: 2/14/2024  
 EXCD: NOTICE: 82 3/08/2024

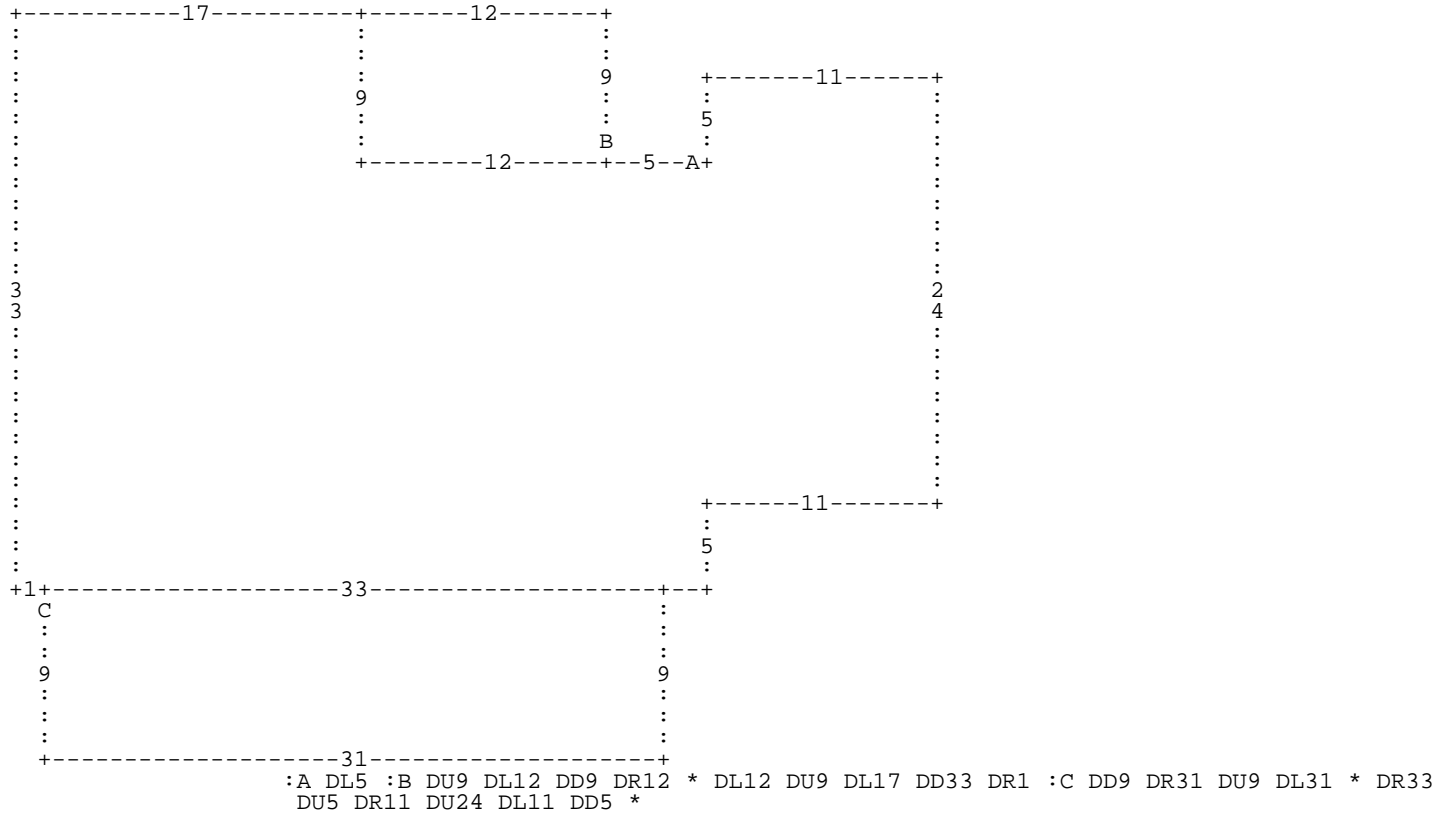
Bldg No. 1  
 Imp Desc: R2.0 SFR-UPTO 2.0 STY EYB: 1955 300 W NASH ST Exempt Code LAND VALUE 31,500  
 Grade : C+05 C+05 GRADE AYB: 1941 Finished Area: 2,047.00 MISC VALUE 0  
 # of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths BLDG VALUE 75,091  
 TOTAL VALUE 106,591

| TYPE/CODE/DESCRIPTION        | PCT  | %CMP | UNITS        | RATE    | STR#   | STR%   | SIZ%  | HGT%    | PER% | COST      |
|------------------------------|------|------|--------------|---------|--------|--------|-------|---------|------|-----------|
| AC 1061 PATIO-CONC           | 100  |      | 108          | 7.50    |        |        | 64.00 |         |      | 518       |
| AC 1061 PATIO-CONC           | 100  |      | 279          | 7.50    |        |        | 97.00 |         |      | 2,029     |
| MA 113 SFR-2.0 STY           | 100  |      | 1233         | 116.00  | 1.66   |        | 95.50 |         |      | 136,591   |
| MA 113 (UPPER FLOORS)        | 100  |      | 814          | 116.00  | 1.66   | 100.00 | 95.50 |         |      | 90,174    |
| - AR 04 NO AC & EL BASEBOARD | 100  |      | 2047         | 5.25-   |        |        |       |         |      | 10,746-   |
| - EW 18 BRICK VENEER         | 100  |      | 166          | 35.00   |        |        |       |         |      | 5,810     |
| - FC 03 HARDWOOD             | 100  |      | 2047         | 4.35    |        |        |       |         |      | 8,904     |
| - FN 03 CONT WALL-BRICK      | 100  |      | 166          | .00     |        |        |       |         |      | 0         |
| - FP 3 1STY SNGL             | 100  |      | 1            | 5100.00 |        |        |       |         |      | 5,100     |
| - IF 08 DRYWALL/PLASTER      | 100  |      | 1233         | .00     |        |        |       |         |      | 0         |
| - RC 02 COMPOSITION SHINGLE  | 100  |      | 1233         | .00     |        |        |       |         |      | 0         |
| - RT 03 DOUBLE PITCH ROOF    | 100  |      | 1233         | .00     |        |        |       |         |      | 0         |
| RCN...                       |      |      | PCT COMPLETE |         | 100    | x      |       |         |      | 238,380   |
| QUAL..                       | C+05 |      |              |         | 105.00 | x      |       |         |      | 250,300   |
| DEPR.. RC                    |      |      |              |         | 70.00  | -      |       | 175,209 |      | 175,209 T |
| --ASV...                     |      |      |              |         |        |        |       |         |      | 75,091    |

| PROPERTY NOTES:                             | PERMIT NO | TYPE | DATE | BOOK | PAGE | DT | DATE       | QS | SALES | PRICE  |
|---|-----------|------|------|------|------|----|------------|----|-------|--------|
| SOME REPAIR/RENO UPDATE PORCH TO PATIO 4'24 |           |      |      | 1382 | 875  | WD | 10/18/1989 | @  |       | 59,500 |
|   |           |      |      | 1172 | 578  | WD | 4/01/1979  | X  |       | 50,000 |

| 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 | R15  | LT 0100   | .750     | 35,000.00 | 150  | .00  | .00  | .00  | 120.00 | .00  | .00  | 120.00 | 31,500 |       |



A= MA 113

1,233.00 SFR-2.0 STY

B= AC 1061

108.00 PATIO-CONC

C= AC 1061

279.00 PATIO-CONC