

JOHNSTON THOMAS OWEN DRAKEFORD
3042 NC 42 HWY E
161.000 AC 161.00AC

Wilson County
YR 2024 3742018855.000
3042 NC 42 HWY E
PIN: 3742 01 8855 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1032544
NBHD: 8121 GARDNERS
Plat Bk/Pg 3.00 EXCD:
APPR: REV APPR DT: 7/30/2015
NOTICE: 82 3/08/2024

PAGE 1

Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : D+10 D+10 GRADE
of Units 4 Rms 3 Bedrms 1.0 Bathrms HBaths
EYB: 1940 3108 NC 42 HWY E
AYB: 1935 Finished Area: 1,414.00
Exempt Code
LAND VALUE 114,723
MISC VALUE 3,675
BLDG VALUE 100,149
TOTAL VALUE 218,547

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		327	38.80			97.00			12,306
AC 1054 PORCH-SCR-MAS	100		72	45.80			106.00			3,495
AC 1054 PORCH-SCR-MAS	100		138	45.80			102.00			6,446
MA 111 SFR-1.0 STY	100		1414	136.00	1.00		102.19			196,514
- AR 04 NO AC & EL BASEBOARD	100		1414	5.25-						7,423-
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 01 WOOD FRAME	100		220	.00						0
- FC 10 SOFTWOOD	100		1414	4.35						6,150
- FN 07 PIER-CONC BLOCK	100		220	5.30-						1,166-
- IF 01 DRYWALL	100		1414	.00						0
- RC 04 METAL-CORRUGATED	100		1414	1.65						2,333
- RT 03 DOUBLE PITCH ROOF	100		1414	.00						0

RCN...	PCT COMPLETE	100	X		213,155
QUAL..	D+10	85.00	X		181,182
DEPR.. RD		70.00	-	126,826	
ADDL.. AP	ADDT'L PHYSICAL DEPR	90.00	-	48,920	175,746 T
--ASV...					5,436

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
OBV BACK OF ROOF DECAYED				2737	901	TSD	4/03/2018	A	
	AMOUNT			2002	IOC	IOC	12/31/2002	X	
	AMOUNT			495	347	@WD	10/25/1999	@	
							3/17/1953	E	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1143	SHELTER-OPEN 16 X 15	240.00	10.50	1950	1950	MPR	80.00	100			237	
82 020	BARN (GEN PURP) 16 X 16	256.00	13.50	1950	1950	MPR	80.00	100			325	
83 1143	SHELTER-OPEN 16 X 10	160.00	10.50	1950	1950	MPR	80.00	100			158	
84 1143	SHELTER-OPEN 16 X 10	160.00	10.50	1950	1950	MPR	80.00	100			158	

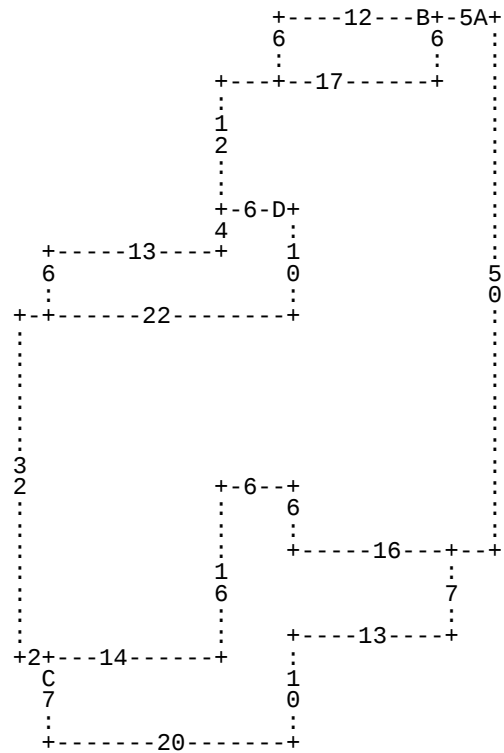
#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	2.000	24,000.00		.00	.00	.00	100.00	.00	.00	.00	48,000	
2	AR	AC 5211	47.000	4,200.00		.00	.00	.00	78.00	.00	.00	78.00	153,972	
		LU 5210	47.000	895.00									42,065	
3	AR	AC 5311	22.000	4,200.00		.00	.00	.00	78.00	.00	.00	78.00	72,072	
		LU 5310	22.000	670.00									14,740	
4	AR	AC 5411	42.200	4,200.00		.00	.00	.00	78.00	.00	.00	78.00	138,247	
		LU 5410	42.200	40.00									1,688	

3742018855.000

3042 NC 42 HWY E

REQUESTED BY COXCO

RUN 3/11/24 TIME 10:25:32



```
:A DL5 :B DL12 DD6 DR12 DU6 * DD6 DL17 DD12 DR6 :D DL6 DD4 DL13 DD6 DR19 DU10 *
DD10 DL22 DD32 DR2 :C DD7 DR20 DU10 DR13 DU7 DL13 DU6 DL6 DD16 DL14 * DR14 DU16
DR6 DD6 DR16 DU50 *
```

A= MA 111
D= AC 1054

1,414.00 SFR-1.0 STY
138.00 PORCH-SCR-MAS

B= AC 1054

72.00 PORCH-SCR-MAS

C= AC 1051

327.00 PORCH-OPEN-FR

JOHNSTON THOMAS OWEN DRAKEFORD
3042 NC 42 HWY E
161.000 AC 161.00AC

Wilson County
YR 2024 3742018855.000
3042 NC 42 HWY E
PIN: 3742 01 8855 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1032544
NBHD: 8121 GARDNERS
Plat Bk/Pg 3.00 EXCD:
APPR: REV APPR DT: 7/30/2015
NOTICE: 82 3/08/2024

PAGE 3

Bldg No. 2
Imp Desc: R1.0 SFR-1.0 STY
Grade : C-05 C-05 GRADE
of Units 4 Rms 2 Bedrms 2.0 Bathrms HBaths
EYB: 1970 3042 NC 42 HWY E
AYB: 1901 Finished Area: 1,920.00
Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		272	38.80			97.00			10,236
AC 1051 PORCH-OPEN-FR	100		24	38.80			120.00			1,117
MA 111 SFR-1.0 STY	100		1920	136.00	1.00		96.56			252,136
- AR 10 FORCED AIR HEAT W/ A100	100		1920	.00						0
- EW 02 VINYL SIDING	100		176	.00						0
- FC 10 SOFTWOOD	100		1920	4.35						8,352
- FN 02 CONT WALL-CONC BLOCK	100		176	.00						0
- FP 3 1STY SNGL	100		1	5100.00						5,100
- IF 01 DRYWALL	100		1920	.00						0
- RC 02 COMPOSITION SHINGLE	100		1920	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1920	.00						0

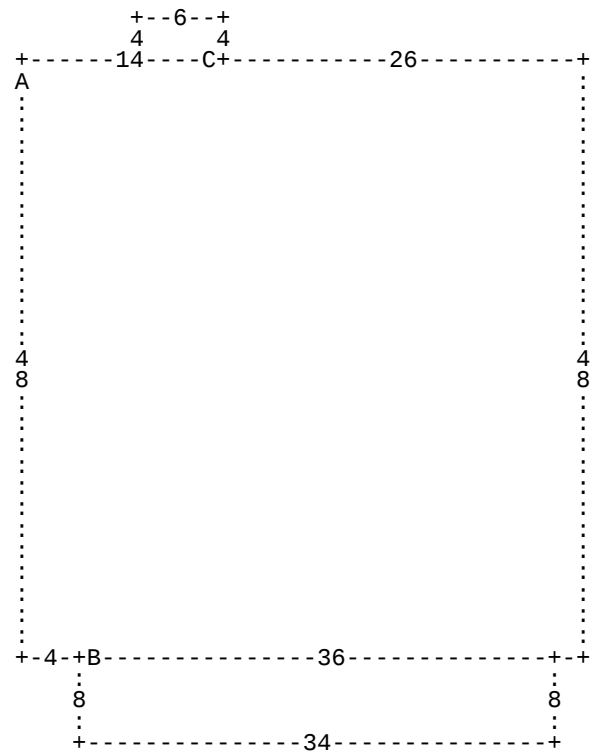
RCN...	PCT COMPLETE	100	X	276,941
QUAL..		95.00	X	263,093
DEPR.. RC		64.00	-	168,380
--ASV...				94,713

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			495	353	WD	3/17/1953	E		
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
85 020	BARN (GEN PURP) 18 X 16	288.00	13.50	1950	1950	MPR	80.00	100			366	
86 1143	SHELTER-OPEN 16 X 10	160.00	10.50	1950	1950	MPR	80.00	100			158	
87 1143	SHELTER-OPEN 13 X 32	416.00	10.50	1950	1950	MPR	80.00	100			393	
88 1143	SHELTER-OPEN 32 X 31	992.00	10.50	1950	1950	MPR	80.00	100			938	

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
5	AR	AC 6211		23.800	2,150.00		.00	.00	.00	78.00	.00	.00	78.00	39,912	
		LU 6210		23.800	250.00									5,950	
6	AR	AC 6411		24.000	2,150.00		.00	.00	.00	78.00	.00	.00	78.00	40,248	
		LU 6410		24.000	95.00									2,280	



:A DD48 DR4 :B DR34 DD8 DL34 DU8 * DR36 DU48 DL26 :C DL6 DU4 DR6 DD4 * DL14 *

A= MA 111 1,920.00 SFR-1.0 STY **B=** AC 1051 272.00 PORCH-OPEN-FR **C=** AC 1051 24.00 PORCH-OPEN-FR

JOHNSTON THOMAS OWEN DRAKEFORD
3042 NC 42 HWY E
161.000 AC

Wilson County
YR 2024 3742018855.000
3042 NC 42 HWY E
PIN: 3742 01 8855 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 1032544
NBHD: 8121 GARDNERS
Plat Bk/Pg 3.00 EXCD:
APPR: REV APPR DT: 7/30/2015
NOTICE: 82 3/08/2024

PAGE 5

Bldg No. 2
Imp Desc: R1.0 SFR-1.0 STY
Grade : C-05 C-05 GRADE
of Units 4 Rms 2 Bedrms 2.0 Bathrms HBaths

EYB: 1970
AYB: 1901
Finished Area: 1,920.00

3042 NC 42 HWY E
Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
-----------------------	-----	------	-------	------	------	------	------	------	------	------

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
89 1143	SHELTER-OPEN 18 X 25	450.00	10.50	1950	1950	MPR	80.00	100			426	
90 020	BARN (GEN PURP) 25 X 17	425.00	13.50	1950	1950	MPR	80.00	100			516	
							.00					
							.00					

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

