

BRIGHT LEAF PROPERTIES LLC
4436 VARNELL RD
.900 AC

Wilson County
YR 2024 3742762248.000
4436 VARNELL RD
PIN: 3742 76 2248 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 69956489
NBHD: 8121 GARDNERS
Plat Bk/Pg 1.00 EXCD:

PAGE 1
APPR: REV APPR DT: 3/17/2016
NOTICE: 82 3/08/2024

Bldg No. 1
Imp Desc: R1.0 SFR-1.0 STY
Grade : C-10 C-10 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
EYB: 1935 4436 VARNELL RD
AYB: 1925 Finished Area: 1,634.00
Exempt Code
LAND VALUE 23,760
MISC VALUE 18,507
BLDG VALUE 48,636
TOTAL VALUE 90,903

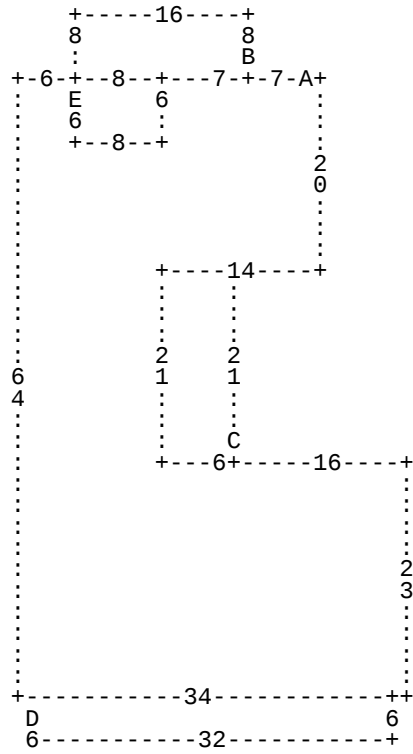
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		128	38.80			102.00			5,065
AC 1052 PORCH-OPEN-MAS	100		192	29.10			100.00			5,587
AC 1054 PORCH-SCR-MAS	100		48	45.80		100.00	110.00			2,418
AC 1056 PORCH-ENCL-FR	100		126	58.20	1.00	100.00	102.00			7,479
MA 111 SFR-1.0 STY	100		1634	136.00	1.00		99.38			220,844
- AR 03 NO AC & FURNACE HEAT	100		1634	6.75-						11,029-
- EW 01 WOOD FRAME	100		240	.00						0
- FC 10 SOFTWOOD	100		1634	4.35						7,107
- FN 02 CONT WALL-CONC BLOCK	100		240	.00						0
- IF 01 DRYWALL	100		1634	.00						0
- RC 04 METAL-CORRUGATED	100		1634	1.65						2,696
- RT 03 DOUBLE PITCH ROOF	100		1634	.00						0
RCN...			PCT COMPLETE		100	X				240,167
QUAL..	C-10				90.00	X				216,151
DEPR.. RC					70.00	-		151,304		
ADDL.. PD			PHYSICALLY DAMAGED		25.00	-		16,211		167,515 T
--ASV...										48,636

PROPERTY NOTES:
2016 INFORMAL APPEAL

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
			2814	912	WD	12/19/2019	C	
AMOUNT			2009E	597	WI	11/22/2009	E	
					@	10/25/1999	@	
AMOUNT			993	525	WD	1/01/1967	X	16,500

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1121	GAR-DET-FR 20 X 20	400.00	51.50	1900	1960	MFR	75.00	100			3,863	
82 038	SHED-IMPLEMENT 12 X 20	240.00	9.75	1900	1900	MPR	80.00	100			220	
83 1143	SHELTER-OPEN 22 X 40	880.00	10.50	1900	1900	MAV	65.00	100			2,911	
84 020	BARN (GEN PURP) 20 X 64	1,280.00	13.50	1900	1900	MAV	65.00	100			5,444	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	.900	24,000.00		.00	.00	.00	110.00	.00	.00	110.00	23,760	



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:A DL7 :B DU8 DL16 DD8 :E DD6 DR8 DU6 DL8 * DR16 * DL7 DD6 DL8 DU6 DL6 DD64 DR2
:D DD6 DR32 DU6 DL32 * DR34 DU23 DL16 :C DU21 DL6 DD21 DR6 * DL6 DU21 DR14 DU20
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A= MA 111
D= AC 1052

1,634.00 SFR-1.0 STY
192.00 PORCH-OPEN-MA

B= AC 1051
E= AC 1054

128.00 PORCH-OPEN-FR
48.00 PORCH-SCR-MAS

C= AC 1056

126.00 PORCH-ENCL-FR

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	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD. DEPR	PCT	VALUE	EXMPT
85 020	BARN (GEN PURP) 16 X 20	320.00	13.50	1900	1957	MAV	65.00	100			1,361	
86 1173	STG-FR 6 X 8	48.00	24.00	1950	1950	MFR	75.00	100			212	
87 1173	STG-FR 23 X 32	736.00	24.00	1950	1950	MFR	75.00	100			2,980	
88 1173	STG-FR 12 X 16	192.00	24.00	1950	1950	MAV	65.00	100			1,516	

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