

BRIGHT LEAF PROPERTIES LLC
4470 VARNELL RD
L2 .920 AC

Wilson County
YR 2024 3742770076.000
4470 VARNELL RD
PIN: 3742 77 0076 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 69956489
NBHD: 8121 GARDNERS
Plat Bk/Pg 33 244
EXCD: APPR: REV APPR DT: 7/09/2015
NOTICE: 82 3/08/2024

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Bldg No. 1
Imp Desc: DW MH-DOUBLE WIDE
Grade : C-05 C-05 GRADE
of Units 5 Rms 3 Bedrms 2.0 Bathrms HBaths
Manufacturer: Serial#: EYB: 1995 4470 VARNELL RD
AYB: 1990 Finished Area: 1,188.00
Exempt Code
LAND VALUE 23,625
MISC VALUE 352
BLDG VALUE 64,735
TOTAL VALUE 88,712

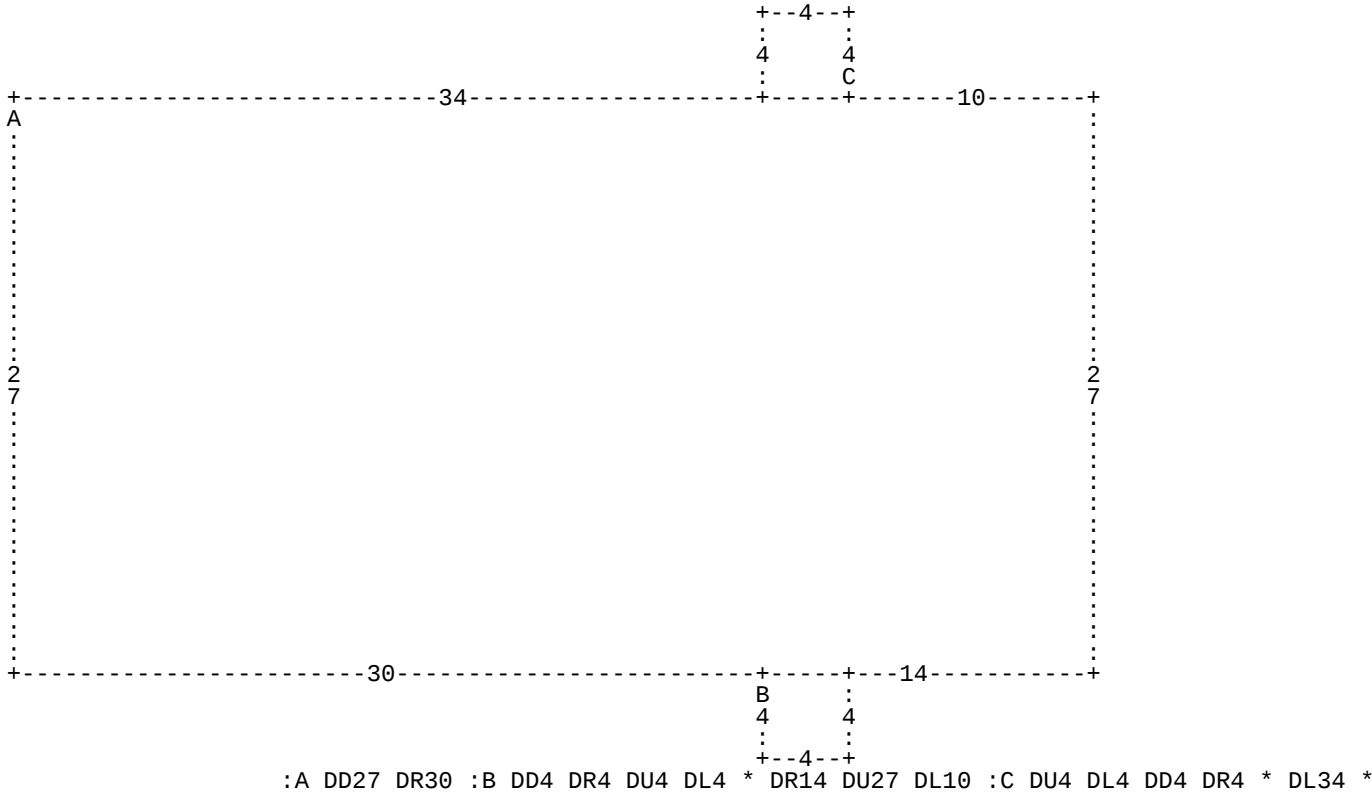
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1064 DECK-WOOD	100		16	24.95		100.00	120.00			479
AC 1064 DECK-WOOD	100		16	24.95		100.00	120.00			479
MA 152 MFG-DOUBLE WIDE	100		1188	111.00	1.00		107.50			141,758
- AR 27 ELECTRIC HEAT PUMP	100		1188	.00						0
- EW 02 VINYL SIDING	100		142	.00						0
- FC 48 VINYL/CARPET	100		1188	.00						0
- FN 07 PIER-CONC BLOCK	100		142	5.30-						752-
- IF 30 DRYWALL/CUSTOM	100		1188	.00						0
- RC 02 COMPOSITION SHINGLE	100		1188	.00						0
- RT 03 DOUBLE PITCH ROOF	100		1188	.00						0
RCN...			PCT COMPLETE		100	X				141,964
QUAL..		C-05			95.00	X				134,864
DEPR.. MC					52.00	-		70,129		70,129 T
--ASV...										64,735

PROPERTY NOTES:
PROPERTY IS EST TO BE AN EARLY 90'S MODEL DWMH. SPECIAL
CONDITION. ECONOMIC DEPRECIATION ADDED TO ADJUST FOR
DEPRECIATION NOT CALCULATED UNDER AYB-EYB.

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT			2814	912	WD	12/19/2019	C		
AMOUNT			1755	927	@	3/31/2005	@		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 1173	STG-FR 8 X 10	80.00	24.00	2005	2005	MFR	75.00	100			352	
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	AR	AC 5010	.920	24,000.00		.00	.00	.00	107.00	.00	.00	107.00	23,625	



A= MA 152 1,188.00 MFG-DOUBLE WI B= AC 1064 16.00 DECK-WOOD C= AC 1064 16.00 DECK-WOOD