

BRIGHT LEAF PROPERTIES LLC
4434 VARNELL RD
L1 1.080 AC 1.08AC

Wilson County
YR 2024 3742864311.000
4434 VARNELL RD
PIN: 3742 86 4311 000
DISTRICT: 12 C/SW/EAST NASH SWAF

ACCOUNT#: 69956489
NBHD: 8121 GARDNERS
Plat Bk/Pg 42 35
EXCD: NOTICE: 82 3/08/2024
APPR: GRW APPR DT: 12/06/2019
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: 1965 4434 VARNELL RD
AYB: 1925 Finished Area: 1,072.00
Exempt Code
LAND VALUE 13,432
MISC VALUE 0
BLDG VALUE 38,208
TOTAL VALUE 51,640

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 1051 PORCH-OPEN-FR	100		168	38.80			102.00			6,648
AC 1051 PORCH-OPEN-FR	100		48	38.80			110.00			2,048
MA 111 SFR-1.0 STY	100		1072	136.00	1.00		107.75			157,090
- AR 03 NO AC & FURNACE HEAT	100		1072	6.75-						7,236-
- BT BT FULL BATH	100		1-	5500.00						5,500-
- EW 01 WOOD FRAME	100		136	.00						0
- FC 01 NO COVERING	100		1072	4.65-						4,984-
- FN 02 CONT WALL-CONC BLOCK	100		136	.00						0
- IF 08 DRYWALL/PLASTER	100		1072	.00						0
- RC 04 METAL-CORRUGATED	100		1072	1.65						1,768
- RT 03 DOUBLE PITCH ROOF	100		1072	.00						0

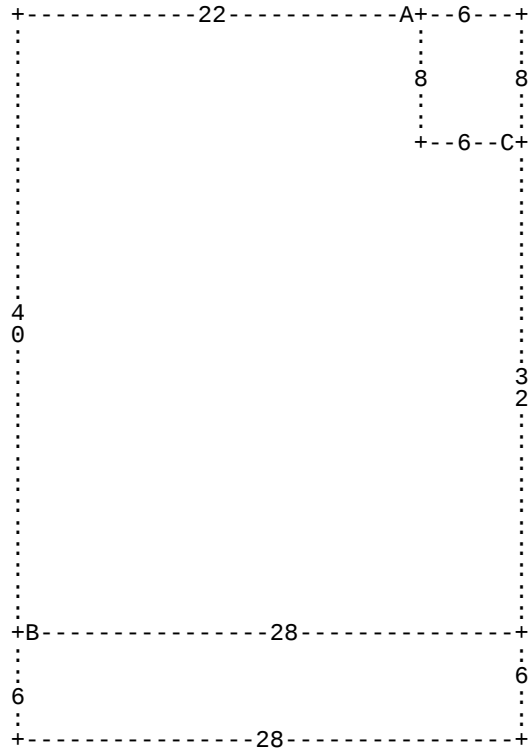
RCN...	PCT COMPLETE	100	X	149,834
QUAL..		85.00	X	127,358
DEPR.. RD		70.00	-	89,150 T
--ASV...				38,208

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
			2814	912	WD	12/19/2019	C	
AMOUNT			2009E	597	SPL	7/29/2019	#	
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
1	AR	AC 5030	1.000	13,000.00		.00	.00	.00	100.00	.00	.00	.00	13,000	
2	AR	AC 0123	.080	2,250.00		.00	.00	.00	240.00	.00	.00	240.00	432	



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:A DL22 DD40 :B DR28 DD6 DL28 DU6 * DR28 DU32 :C DL6 DU8 DR6 DD8 * DL6 DU8 *
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A= MA 111

1,072.00 SFR-1.0 STY

B= AC 1051

168.00 PORCH-OPEN-FR

C= AC 1051

48.00 PORCH-OPEN-FR