OWNERSHIP 1000773 2024 2/15/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
THE ULTIMATE BODY SHOP	PT LOT 1 MB 10 PG 4	NEUSE	451503227188	1
PROPERTY LLC	S/F 18741		RECORD NUMBER: 100062	
1710 W NEW BERN RD		COUNTY/NORTH LENIOR FIRE	ROUTE 3089000	
KINSTON NC 28501			LISTER: LNHCOOKE 2142024	
DEED: 1762 393	1710 W NEW BERN RD		REVIEW:	

```
       +-20+
       2   5
       5D20+-70----+
       :           :
       :           :
       1           :
       0           1
       0           0
       :           0
       :           :
       :           :
+--48-C+B-----87---+--+
2      :              :
9      6              :
+--48--0              6
       :              0
       :              :
       +A-----87------+
```

TOPO	STREET	UTILITY	ZONING	2.640 ACRES	NBHD
FLOODWAY					0995
			NOTES:		

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	10NLAND	2.64AC	50000	1.00	1.00	.50	25000	66000

LAND VALUE: 66000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
2	59CPAVING-A	13800* 1	3.00			13800	1.00	.66	14076
3	58CPAVING	8800* 1	1.70			8800	1.00	.62	5685
4	50 CL-FENCE	*	10.12			500			500
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 20261

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - INDUSTRIAL/WHS
CONCRETE	METALPRE	SPACEHTR	METAL	1.00STHT	
SLAB	METALPRE	NONE		16'WALL	
	METALPRE	NONE		BDRM	

COMM - IMP C AYB 1972 EYB 1996

DIMENSIONS: A-DR87DU60DL87DD60 B-MU60DR70DU100DL70DD100 C-MU60DL48DD29DR48DU29 D-MU60MU100DR20DU25DL20DD25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%	-CND%=	FMV
A	44 AUTO SHO	5220	1.00	90.98	.7126	1.04	67.425	5220	1.00	351958					
	4412 FWA/CAC			7.79			7.790	5220		40663					
	4417 PREF-MTL							5220							
B	43 SHOP/STO	7000	1.00	30.00	.5000	1.06	15.900	7000	1.00	111300					
	4306 SPACEHTR			1.60			1.600	7000		11200					
	4317 METALPRE							7000							
C	43 SHOP/STO	1392	1.00	30.00	.5000	1.02	15.300	1392	1.00	21297					
	4301 NONE							1392							
	4317 METALPRE							1392							
D	43 SHOP/STO	500	1.00	30.00	.5000	1.00	15.000	500	1.00	7500					
	4301 NONE							500							
	4317 METALPRE							500							

HSF: 14112.00 %COMP: 100 RPCN: 543919 1.00 543919 - .42- .25= 236605

STRUCTURE VALUE: 38.54 QGRCN/HSF 16.76 FMV/HSF 236605

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 322866
LAND			66000	66000	100%	WD		25000LV/AC	
OTHERFEAT			20261	20261	100%	02122024			
STRUCTURE			236605	236605	100%	2012-751		TV/HSF	
TOTAL			322866	322866	100%	500000	0064%	SP/HSF	

APPRAISED-VALUE: 322866