

+OWNERSHIP 1005912 2024 1/04/2024
 JERNIGAN GENE T
 JERNIGAN CHARLLA M
 283 EUGENE JERNIGAN RD
 DUNN NC 28334
 DEED: 1828 422

PROPERTY DESCRIPTION
 LOT 1
 S/F 18717//DOLLAR GENERAL

 2633 HWY 11/55

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450302595448 1
 RECORD NUMBER: 100442
 ROUTE 2050000
 LISTER: LNLEGLISH 5012023
 REVIEW:

+-----76-----+
 : :
 + : :
 : : :
 : : :
 1 : :
 4 : 1
 0 : 4
 : : 0
 : : :
 : : :
 : : :
 A : :
 C : :
 +--28-B-20+--28-+
 +-----120-----39--+

TOPO	STREET	UTILITY	ZONING	1.630 ACRES			NBHD
							0995
NOTES:01 1.65AC FR18717 & ADD NEW 01 DOLLAR GENERAL FOR 2018							
#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%			=LND-VALUE
1	10GLAND	1.63AC	30000	1.00 1.00 1.00	30000		48900
LAND VALUE: 48900							
#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU
2	58CPAVING	*	1.70			20700	1.00 35187
3	59CPAVING-A	*	3.00			972	1.00 2916
OTHER VALUE: 38103							
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL		
CONCRETE	PREF-MTL	HEATPUMP	METAL	1.00STHT			
SLAB				14'WALL			
				BDRM			

COMM - IMP B AYB 2017 EYB
 DIMENSIONS: A-DU140DR76DD140DL28DU4DL20DD4DL28 B-MR28DU4DR20DD4DL20 C-DU120DL5DD129DR120DU5DL39DU4DL76

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	10560	1.00	78.50	.7154	1.08	60.650	10560		640464				
	2310 HEATPUMP							10560						
	2317 PREF-MTL			4.90-			4.900-	10560		51744-				
B	96 CANOPY-C	80		10.00	1.0000		10.000	80		800				
C	88 CONCRETE	1524		4.25	.8000		3.400	1524		5181				
				HSF:	10560.00		%COMP: 100	RPCN:		594701 1.25		743376 - - =	743376	
STRUCTURE VALUE:										70.39	OGRCN/HSF	70.39	FMV/HSF	743376

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	48900	48900	100%	SW		30000LV/AC
OTHERFEAT	38103	38103	100%	05012018		
STRUCTURE	743376	743376	100%	1828-422		TV/HSF
TOTAL	830379	830379	100%	1450000	0057%	SP/HSF
						APPRAISED-VALUE: 830379