

+OWNERSHIP 1005525 2024 1/04/2024
 MYNAH INVESTMENTS LLC

PROPERTY DESCRIPTION
 301 E PEYTON AVENUE
 VINYL SIDING, NEW WINDOWS
 NEW HEATPUMP ADDED IN 200

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 452556445364
 RECORD NUMBER: 10704
 ROUTE 56055000
 LISTER: LNLEGLISH 5012023
 CARD NO 1

50 WEST MASHTA DR STE 1
 KEY BISCAYNE FL 33149
 DEED: 1851 412

301 E PEYTON AV

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+---16---+
C      1
+-----+
:      :
:      :
:      :
2      :
8      :
:      :
:      :
:      :
+      :
+      :
:      :
1      :
6      :
A      :
+-----+
B      6
6---18---+
  
```

TOPO STREET UTILITY ZONING .120 ACRES NBHD
 0205

NOTES:01 RENOVATIONS COMPLETE FOR

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1H LOT	1.00LT	3000		1.00	1.00	3000

LAND VALUE: 3000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	HEATPUMP	METAL	1.00STHT	
CONIWALL	RPWINDOW			'WALL	
				3 BDRM	

RES - IMP D AYB 1901 EYB 1957
 DIMENSIONS: A-DU16DR1DU28DR35DD24DW4DS4DD1DS4DE4DD6DW4DS4DD1DL32 B-MR7DD6DR18DU6DL18 C-MR7ML7MU16MR1MU28MR
 8DU10DR16DD10DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1524	1.00	79.84	.8444		67.416	1524	1.00	102741				
	0110 HEATPUMP			2.00			2.000	1524		3048				
	0102 VINYL							1524						
	2.00 FULL BTH			3000.00			3000.000			6000				
B	81 PORCH	108	1.00	31.91	.7271		23.201	108	1.00	2505				
C	84 WOOD DEC	160	1.00	23.27	.5479		12.749	160	1.00	2039				
			HSF:	1524.00		%COMP: 100			RPCN:	116333	.86	100046	-.60-	= 33816
			MKT	84.50		STRUCTURE VALUE:		65.64	OGRCN/HSF			22.18	FMV/HSF	33816

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	3000	3000	100%	SW		25000LV/AC
OTHERFEAT			%	03132019		
STRUCTURE	33816	33816	100%	1851-412		TV/HSF
TOTAL	36816	36816	100%	11500	0320%	SP/HSF

APPRAISED-VALUE: 36816