

+OWNERSHIP 1015429 2024 1/04/2024  
 FLAMINGO BAY PROPERTIES LLC  
 C/O SMITH LEONARD PLLC  
 11 SHOAF ST  
 LEINGTON NC 27292  
 DEED: 1943 68

PROPERTY DESCRIPTION  
 701 PLAZA BLVD  
 FAMILY DOLLAR  
 701 PLAZA BL

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452617016706 1  
 RECORD NUMBER: 12768  
 ROUTE 17118000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

D-----81-----+  
 : :18-+  
 : : 2  
 : : C 5  
 : : +18+  
 : :  
 : :  
 1 :  
 4 : 1  
 1 : 4  
 : : 1  
 : :  
 : : +6+  
 : : 5  
 : : 2  
 A : :  
 -B-----81-----+ :  
 +-----87-----+ :

TOPO STREET UTILITY ZONING 1.440 ACRES NBHD  
 B1 0995

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*DPT%*ADJ%	=LND-VALUE
1	4C LOT	1.00LT	300000	1.00 1.50	450000

LAND VALUE: 450000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	58BPAVING	30500*	1.70			30500	1.25	.16	54443
61	59CPAVING-A	6000*	3.00			6000	1.00	.16	15120

OTHER VALUE: 69563

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONCBLCK	FWA/CAC	TAR&GRAV	1.00STHT 24'WALL BDRM	

COMM - IMP A AYB 2000 EYB 2002  
 DIMENSIONS: A-DU141DR81DD141DL81 B-DR81DU44DR6DD52DL87DU8 C-MR81MU101DU25DR18DD25DL18 D-MU101MR81MU40ML81MD9DL  
 6DD11DR6DU11

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%*-CND%*	FMV
A	23 RETAIL S	11421	1.00	78.50	.7106	1.25	69.727	11421 1.00	796352				
	2312 FWA/CAC							11421					
	2309 CONCBLCK							11421					
B	80 CANOPY	960	1.00	10.00	1.0000		10.000	960 1.00	9600				
C	80 CANOPY	450	1.00	10.00	1.0000		10.000	450 1.00	4500				
D	80 CANOPY	66	1.00	10.00	1.0000		10.000	66 1.00	660				
				HSF:	11421.00	%COMP: 100		RPCN:	811112 1.36	1103112	- .20-	=	882490
STRUCTURE VALUE:								96.58	OGRCN/HSF	77.26	FMV/HSF		882490

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	450000	450000	100%	SW		312500LV/AC
OTHERFEAT	69563	69563	100%	01132022		
STRUCTURE	882490	882490	100%	1943- 68		TV/HSF
TOTAL	1402053	1402053	100%	1165000	0120%	SP/HSF
						APPRAISED-VALUE: 1402053