

+OWNERSHIP 1001332 2024 1/04/2024
WELLS FARGO BANK NA

PROPERTY DESCRIPTION
304 DUPONT CIRCLE
ADJ/OVERBLT & 100YR FZ

TAX SUBDIVISIONS
KINSTON
COUNTY/CITY OF KINSTON

MAP NUMBER 452506496553
RECORD NUMBER: 12887
ROUTE 6111000
LISTER: LNLEGLISH 5012023
CARD NO 1
REVIEW:

1661 WORTHINGTON ROAD
WEST PALM BEACH FL 33409
DEED: 1782 287

304 DUPONT CR

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+---22---+-----28---+
:         :         :
2         2         2
6         6         6
:         :         :
D         E         :
+-13++-----+-----28---+
8 8      :         :
+C-13+   :         :
:         :         :
2         :         +F---20---+
1         :         :         1
:         :         :         5
A         :         :         5
+-----40---+-----+-----20---+
          B         :         :
          1 1       :         :
          3 3       :         :
          +-8-+----19---+
  
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TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			RA6	.350	0204

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	1Q LOT	1.00LT	7500		1.00	.90	6750

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

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	GAS-PACK	COMP SHNG	1.00STHT	
CONIWALL	BRICK	GAS-PACK		'WALL	
	BRICK	GAS-PACK		3 BDRM	

RES - IMP C AYB 1950 EYB 1967
DIMENSIONS: A-DU21DR13DU8DR46DD42DL19DU13DL40 B-MR32DD13DR8DU13DL8 C-MR32ML32MU21DR13DU8DL13DD8 D-MU21MR9MU8
DU26DR22DD26DL22 E-MU29MR9MR22DU26DR28DD26DL28 F-MU29MR31MR28MD15DR20DD15DL20DU15

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1854	1.00	79.84	.7755		61.915	1854	1.00	114790				
	0111 GAS-PACK			2.00			2.000	1854		3708				
	0103 BRICK			3.00			3.000	1854		5562				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
	2.00 HALF BTH			1800.00			1800.000			3600				
B	81 PORCH	104	1.00	31.91	.7271		23.201	104	1.00	2412				
C	78 UTILITYB	104	1.00	28.50	1.0000		28.500	104	1.00	2964				
D	76 GAR FINB	572	1.00	33.17	.7030		23.318	572	1.00	13337				
E	01 SINGLE F	728	1.00	79.84	.7755		61.915	728	1.00	45074				
	0111 GAS-PACK			2.00			2.000	728		1456				
	0103 BRICK			3.00			3.000	728		2184				
F	01 SINGLE F	300	1.00	79.84	.7755		61.915	300	1.00	18574				
	0111 GAS-PACK			2.00			2.000	300		600				
	0103 BRICK			3.00			3.000	300		900				
				HSF:	2882.00	%COMP:	100	RPCN:	224161	1.00	224161	-.50-	.30=	50997
				MKT	65.00	STRUCTURE VALUE:			77.77	OGRCN/HSF	17.69	FMV/HSF		50997

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	6750	6750	100%			19285LV/AC
OTHERFEAT				00000000		
STRUCTURE	50997	50997	100%	-		TV/HSF
TOTAL	57747	57747	100%		0000%	SP/HSF

APPRAISED-VALUE: 57747