

+OWNERSHIP 1015992
CRUMPLER LORENE

2024 4/02/2024

PROPERTY DESCRIPTION
354 CAMELLIA ST
354 CAMELLIA ST

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450302798170
RECORD NUMBER: 17685
ROUTE 2087000
LISTER: LNHCOOKE 3282024
REVIEW:

354 CAMELLIA ST
KINSTON NC 28504
DEED: 1952 540

354 CAMELLIA ST

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+-12-+-
 2     1
  F     2
+---26---G+-7-8-16-+-+-----46-----+
:      :   E   :
:      :   +---1+-6+ :
2      :      : 2
7      2     1     7
:      7     9     :
:      :     :
:      :     :
+---26-----+---13-+-10CA
          +------46-+-+-----+
          B6-+
  
```

TOPO	STREET	UTILITY	ZONING	.520 ACRES	NBHD
					0124

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	2A LOT	1.00LT	12000		1.00	1.00	12000

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	27CSTGBLD	1*	10.00			1	1.00	.01	1000
		*							
		*							
		*							
		*							
		*							
		*							

OTHER VALUE: 1000

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

RES - IMP C AYB 1961 EYB 1982

DIMENSIONS: A-DU31DR46DD31DL46 B-MR28DD4DR6DU4DL6 C-MR28ML28MU4DL10DU19DL6DU8DR16DD27 D-MU4ML10DU19DL13DD19D

R13 E-MU4ML10ML6MU19DU8DL7DD8DR7 F-MU23ML16ML7MU8MR7DU12DR12DD12DL12 G-MU31ML16ML7DL26DD27DR26DU

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1426	1.00	79.84	.8262		65.963	1426 1.00	94063					
	0110 HEATPUMP			2.00			2.000	1426	2852					
	0103 BRICK			3.00			3.000	1426	4278					
	1.00 FULL BTH			3000.00			3000.000		3000					
	1.00 HALF BTH			1800.00			1800.000		1800					
B	83 STOOP	24	1.00	14.32	.7695		11.019	24 1.00	264					
C	01 SINGLE F	318	1.00	79.84	.8262		65.963	318 1.00	20976					
	0110 HEATPUMP			2.00			2.000	318	636					
	0103 BRICK			3.00			3.000	318	954					
D	79 CARPORT-	247	1.00	17.50	1.0000		17.500	247 1.00	4322					
E	77 UTILITY	56	1.00	27.50	1.0000		27.500	56 1.00	1540					
F	84 WOOD DEC	144	1.00	23.27	.5479		12.749	144 1.00	1835					
G	80 CANOPY	702	1.00	10.00	1.0000		10.000	702 1.00	7020					
			HSF:	1744.00		%COMP: 100		RPCN:	143540 1.00		143540 - .35- .02=			71319
			MKT	78.00		STRUCTURE VALUE:		82.30	OGRCN/HSF		40.89	FMV/HSF		71319

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		84319
OTHERFEAT	1000	1000	100%	04122022		
STRUCTURE	71319	71319	100%	1952-540		
TOTAL	84319	84319	100%	119000	0070%	

APPRaised-VALUE: 84319