

+OWNERSHIP 39547  
4GG LLC

2024 1/04/2024

PROPERTY DESCRIPTION  
2239 HWY 258 SOUTH  
2239 HWY 258 SOUTH

TAX SUBDIVISIONS  
NEUSE  
COUNTY/SOUTHWOOD FIRE

MAP NUMBER 451404518223  
CARD NO 1  
RECORD NUMBER: 18074  
ROUTE 4010000  
LISTER: LNLGLISH 5012023  
REVIEW:

1201 COLLEGE ST  
KINSTON NC 28501  
DEED: 1776 655

2239 HWY 258 SOUTH

+--22-+  
2 2  
2 2  
+E22-+  
2 :  
4 2  
: +-81  
+D22-1 3  
+C--30F-+  
:  
:  
4 4  
8 8  
:  
:  
A :  
+---30--+  
B--26--+

TOPO	STREET	UTILITY	ZONING	1.630 ACRES	NBHD
			IB		0038

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.00AC	15000	1.00	1.00	1.00	15000
2	40HRESIDUAL (CLE	.63AC	4000	1.00	1.00	1.00	2520

LAND VALUE: 17520

#	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	FWA/CAC	COMPSHNG	1.00STHT	
CONIWALL				3 BDRM	1.00LFUF

RES - IMP D AYB 1901 EYB 1957  
DIMENSIONS: A-DU48DR30DD48DL30 B-MR2DD8DR26DU8DL26 C-MR2ML2MU48DR22DU8DL22DD8 D-MU48MU8DR22DU24DL22DD24 E-MU56MU  
24DR22DU22DL22DD22 F-MU80MD24MR22MD8DR8DU13DL8DD13

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	01 SINGLE F	1440	1.00	79.84	.8544		68.215	1440	1.00	98229				
	0112 FWA/CAC			2.00			2.000	1440		2880				
	0103 BRICK			3.00			3.000	1440		4320				
	1.00 FULL BTH			3000.00			3000.000			3000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	208	1.00	31.91	.6658		21.245	208	1.00	4418				
C	78 UTILITYB	176	1.00	28.50	1.0000		28.500	176	1.00	5016				
D	76 GAR FINB	528	1.00	33.17	.7268		24.107	528	1.00	12728				
E	75 GAR FINF	484	1.00	29.97	.7735		23.181	484	1.00	11219				
F	86 SHELTER-	104	1.00	7.50	1.0000		7.500	104	1.00	780				
			HSF:	1440.00			%COMP: 100			145590	.86	125207	-.60-.26=	37062
							RPCN:			86.94	OGRCN/HSF	25.73	FMV/HSF	37062

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	17520	17520	100%			10748LV/AC
OTHERFEAT				00000000		
STRUCTURE	37062	37062	100%	-		TV/HSF
TOTAL	54582	54582	100%		0000%	SP/HSF

APPRAISED-VALUE: 54582