

+OWNERSHIP 1018993 2024 1/04/2024
 EDGEWATER PROPERTY ADVISOR LLC

PROPERTY DESCRIPTION
 W NEW BERN RD LT 1A
 MICKY BEACH BINGO

TAX SUBDIVISIONS
 NEUSE
 COUNTY/NORTH LENIOR FIRE

MAP NUMBER 451503428043
 CARD NO 1
 RECORD NUMBER: 18243
 ROUTE 3069000
 LISTER: LNLHOLLO 4242023
 REVIEW:

4008 COMMERCE DR
 KINSTON NC 28504
 DEED: 1983 575

1229 W NEW BERN RD

+-----50-----+
 : :
 : :
 : :
 : :
 7 7
 5 5
 : :
 : :
 : :
 : :
 +B-----50-----+
 2 :
 5 2
 C 5
 +A14+-21---+15-+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
100YR-FZ			B1	.960	2009

NOTES:01 10% FZ
 01 10% BELOW HWY

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	10NLAN	.96AC	50000	1.03	1.00	.65	33475

LAND VALUE: 32136

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	59CPAVING-A	1000*	1	3.00		1000	1.00	.01	2970
61	50 CL-FENCE	*		10.12		1			100
62	16 METAL-SF	*		8.28		1			1000

OTHER VALUE: 4070

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	FWA/CAC	METAL	1.00STHT	
SLAB	PREF-MTL	FWA/CAC		12'WALL	
	BRICK			BDRM	

COMM - IMP C AYB 1904 EYB 1993

DIMENSIONS: A-DR14DD2DR21DU2DR15DU25DL50DD25 B-MU25DR50DU75DL50DD75 C-MD2DU27DR53DD27DL53

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	17 COMM SPE	1292	1.00	50.00	1.0000	1.02	51.000	1292	1.00	65892				
	1712 FWA/CAC			6.14			6.140	1292		7932				
	1703 BRICK			5.00			5.000	1292		6460				
B	17 COMM SPE	3750	1.00	50.00	1.0000	1.02	51.000	3750	1.00	191250				
	1712 FWA/CAC			6.14			6.140	3750		23025				
	1703 BRICK			5.00			5.000	3750		18750				
C	80 CANOPY	1431		10.00	1.0000		10.000	1431		14310				
			HSF:	5042.00			%COMP: 100							
							STRUCTURE VALUE:			64.97	OGRCN/HSF			
										327619	1.00	327619	-.40-.10=	176915
												35.08	FMV/HSF	176915

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	32136	32136	100%	WD		33475LV/AC
OTHERFEAT	4070	4070	100%	03092023		
STRUCTURE	176915	176915	100%	1983-575		TV/HSF
TOTAL	213121	213121	100%	90000	0236%	SP/HSF

APPRAISED-VALUE: 213121