

+OWNERSHIP 27855 2024 1/04/2024  
 MOODY FRED ALLEN & JOHNIE LEON

PROPERTY DESCRIPTION  
 HWY 258 SOUTH LOTS A & B  
 JACKSON AUTO SALE

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/SOUTHWOOD FIRE

MAP NUMBER CARD NO  
 451404730103 1  
 RECORD NUMBER: 18527  
 ROUTE 4003000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

134 MEASLEY RD  
 KINSTON NC 28501  
 DEED: 1649 659

2031 HWY 258 SOUTH

+-----41-----+  
 1 1  
 9 9  
 +C-----41-----+  
 : :  
 : :  
 : :  
 4 :  
 6 4  
 : 6  
 : :  
 : :  
 : :  
 +B-----41-----+  
 2 2  
 4 4  
 A :  
 +-----41-----+

TOPO	STREET	UTILITY	ZONING	.460 ACRES	NBHD
			IB		0038

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.46AC	15000	1.55	1.00	1.00	23250 10695

LAND VALUE: 10695

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	OFB-VALU
60	01CDETGAR-F	26* 24	19.11			624	1.00	.01	11805
61	50CCL-FENCE	1* 1	10.12			1	1.00	.01	500

OTHER VALUE: 12305

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONC-BLK	CONBLOCK	FWA/CAC	METAL	1.00STHT	
SLAB	CONCBLCK	SPACEHTR		9'WALL	
				BDRM	

COMM - IMP C AYB 1967 EYB 1995

DIMENSIONS: A-DU24DR41DD24DL41 B-MU24DR41DU46DL41DD46 C-MU24MU46DR41DU19DL41DD19

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	31 OFC LCST	984	1.00	64.71	.8192	.95	50.359	984	1.00	49553				
	3112 FWA/CAC			3.15			3.150	984		3099				
	3109 CONBLOCK							984						
B	43 SHOP/STO	1886	1.00	30.00	.7499	1.00	22.497	1886	1.00	42429				
	4306 SPACEHTR			1.60			1.600	1886		3017				
	4309 CONCBLCK							1886						
C	86 SHELTER-	779	1.00	7.50	1.0000		7.500	779	1.00	5842				
			HSF:	2870.00			%COMP: 100							
							STRUCTURE VALUE:			36.21				
										103940	1.00	103940	-.35-	= 67561
										OGRCN/HSF		23.54	FMV/HSF	67561

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	10695	10695	100%	UNK		23250LV/AC
OTHERFEAT	12305	12305	100%	01252012		
STRUCTURE	67561	67561	100%	1649 -0659		TV/HSF
TOTAL	90561	90561	100%	100000	0090%	SP/HSF

APPRAISED-VALUE: 90561