

+OWNERSHIP 1012528
GARNER SANDRA SMALL

2024 1/04/2024

PROPERTY DESCRIPTION
594 CENTRAL AVE
ADDED 14X52 ADDITION IN 2

TAX SUBDIVISIONS
NEUSE
COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
450302897726
RECORD NUMBER: 18727
ROUTE 2019000
LISTER: LNLEGLISH 5012023
REVIEW:

594 CENTRAL AVE
KINSTON NC 28504
DEED: 1900 127

594 CENTRAL AV

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+-10--+
+6-0  1
 4  F  0
+-----+G+-----52+-----+
1
4
E
:
+-----+-----52-----+
:
9
:
+-12-D:
:
1  7
:
8
:
:
:
A
:
:
C
+-12--+-+10-2      +--14--+
      B  +----16----2
      5-7--+
  
```

TOPO | STREET | UTILITY | ZONING | .480 ACRES | NBHD
0124

NOTES:

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

LAND VALUE: 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	
	VINYL	HEATPUMP		3 BDRM	

RES - IMP C AYB 1970 EYB 1982

DIMENSIONS: A-DU27DR40DD27DL14DD2DL16DU2DL10 B-MR3DD5DR7DU5DL7 C-MR3ML3DU18DL12DD18DR12 D-MU18DL12DU9DR12DD9 E-MU

18ML12MU9DU14DR52DD14DL52 F-MU27ML12MU14MR19DU10DR10DD10DL10 G-MU41MR7DL6DU4DR6DD4

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%	-CND% =	FMV
A	01 SINGLE F	1112	1.00	79.84	.8155		65.109	1112	1.00	72401					
	0110 HEATPUMP			2.00			2.000	1112		2224					
	0103 BRICK			3.00			3.000	1112		3336					
	2.00 FULL BTH			3000.00			3000.000			6000					
B	83 STOOP	35	1.00	14.32	.7695		11.019	35	1.00	385					
C	79 CARPORT-	216	1.00	17.50	1.0000		17.500	216	1.00	3780					
D	01 SINGLE F	108	1.00	79.84	.8155		65.109	108	1.00	7031					
	0110 HEATPUMP			2.00			2.000	108		216					
	0103 BRICK			3.00			3.000	108		324					
E	01 SINGLE F	728	1.00	79.84	.8155		65.109	728	1.00	47399					
	0110 HEATPUMP			2.00			2.000	728		1456					
	0102 VINYL							728							
F	84 WOOD DEC	100	1.00	23.27	.6119		14.238	100	1.00	1423					
G	81 PORCH	24	1.00	31.91	.8101		25.850	24	1.00	620					
				HSF:	1948.00	%COMP: 100		RPCN:		146595	1.00	146595	-.35-	=	74323
				MKT	78.00	STRUCTURE VALUE:		75.25		OGRCN/HSF		38.15	FMV/HSF		74323

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	12000	12000	100%	WD		25000LV/AC
OTHERFEAT	1000	1000	100%	11232020		
STRUCTURE	74323	74323	100%	1900-127		TV/HSF
TOTAL	87323	87323	100%	145000	0060%	SP/HSF

APPRAISED-VALUE: 87323