

+OWNERSHIP 25052 2024 1/04/2024  
 KINSTON SYND LLC  
 C/O FCU HOLDINGS LLC  
 44 S BAYLES AVE STE 210  
 PORT WASHINGTON NY 11050  
 DEED: 1748 611

PROPERTY DESCRIPTION  
 HWY 70 WEST LOT 1  
 FLOODED 12/16  
 1030 W NEW BERN RD

TAX SUBDIVISIONS  
 NEUSE  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 451402793770 1  
 RECORD NUMBER: 18830  
 ROUTE 2016000  
 LISTER: LNLGLISH 5012023  
 REVIEW:

+-----200-----+  
 : 2E2 :  
 : :  
 : +---80---+  
 1 : 4  
 6 : 0  
 2 : 1 +-----150-----+  
 : : 8  
 : : 0  
 : : B  
 A :  
 ---60-0---80--1---60--C+-----216-----+  
 +-60-D1 1-----290-----+

TOPO	STREET	UTILITY	ZONING	7.920 ACRES	NBHD
100YR-FZ			SC		2009

NOTES:01 DISCOVER SPRINKLERS FOR  
 01 2019

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	10XLAND	6.41AC	100000	1.00	1.00	.50	50000
2	35APOND	1.51AC	1000	1.00	1.00	1.00	1000
LAND VALUE:							322010

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
2	58CPAVING	*	1.70			120500	1.00	.46	110619
3	65DCOLDSTRG	*	66.05			100	.86		5680
OTHER VALUE:									116299

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONBLOCK	HEATPUMP	TAR&GRAV	1.00STHT	
SLAB	CONCBLCK	HEATPUMP		16'WALL	BDRM

COMM - IMP D AYB 1985 EYB 1990  
 DIMENSIONS: A-DU162DR200DD162DL60DD10DL80DU10DL60 B-MR60MD10MR80MU10MR60DU117DR80DD40DR150DD80DL216DU3DL14 C-M  
 R200DD3DL60DD10DR290DU10DL216DU3DL14 D-MR200MD3ML60MD10ML80DL60DU10DR60DD10 E-MD13MR60ML60MU172MR116DR  
 20DU24DL20DD24

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	25 DISCOUNT	33200	1.00	55.08	.7362	1.08	43.792	33200	1.00	1453894				
	2510 HEATPUMP							33200						
	2509 CONBLOCK							33200						
B	29 SHOP NBH	21558	1.00	60.29	.7361	1.08	47.929	21558	1.00	1033253				
	2910 HEATPUMP							21558						
	2909 CONCBLCK							21558						
C	96 CANOPY-C	2942	1.00	10.00	1.0000		10.000	2942	1.00	29420				
D	96 CANOPY-C	600	1.00	10.00	1.0000		10.000	600	1.00	6000				
E	90 LOAD-COV	480	1.00	16.00	1.0000		16.000	480	1.00	7680				
F	98 SPINKLER	42800		4.00	.5536		2.214	42800		94759				
HSF:				54758.00	%COMP: 100			RPCN: 2625006 .86		2257505 - .47- .55=				538416
STRUCTURE VALUE:							41.22 OGRCN/HSF		9.83 FMV/HSF				538416	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	322010	322010	100%	UNK		40657LV/AC
OTHERFEAT	116299	116299	100%	06162015		
STRUCTURE	538416	538416	100%	1748 -0611		TV/HSF
TOTAL	976725	976725	100%	1000000	0097%	SP/HSF
APPRaised-VALUE:						976725