

+OWNERSHIP 13533 2024 1/04/2024
 CANADY DAVID & MARY ANN
 263 ASHLAND DRIVE
 KINSTON NC 28504
 DEED: 1652 335

PROPERTY DESCRIPTION
 2294 HWY 11/55 LOT 2
 SP70,000/2008
 2294 HWY 11/55

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450404820125 1
 RECORD NUMBER: 19126
 ROUTE 4010000
 LISTER: LNLEGLISH 5012023
 REVIEW:

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TOPO STREET UTILITY ZONING .520 ACRES NBHD
 2009

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	13RBS-PAVED	.52AC	30000	1.48	1.00	1.00	44400 23088

LAND VALUE: 23088

#	OTHER FEAT	SIZE	BASERATE*	SIZ%=	ADJRATE*	UNITS	*OGR%	-COND%=	OFB-VALU
60	50CCL-FENCE	1* 1	10.12			1	1.00	.01	5000
61	20CSTRGSHLT	1* 1	12.50			1	1.00	.01	2500
62	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	1000

OTHER VALUE: 8500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	VINYL	SPACEHTR	COMP SHNG	1.00STHT	
SLAB				'WALL	
				BDRM	

COMM - IMP D AYB 1901 EYB 1995
 DIMENSIONS: A-DU20DR36DD20DL36 B-MU20MR16DU12DR20DD12DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	= ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-	CND%=	FMV
A	30 OFC-AVG	720	1.00	103.66	1.0000		103.660	720	1.00	74635					
	3006 SPACEHTR			9.19-			9.190-	720		6616-					
	3002 VINYL			5.08-			5.080-	720		3657-					
B	96 CANOPY-C	240	1.00	10.00	1.0000		10.000	240	1.00	2400					
			HSF:	720.00			%COMP: 100			RPCN: 66760	.86	57413	- .35-	=	37319
							STRUCTURE VALUE:			79.74	OGRCN/HSF	51.83	FMV/HSF		37319

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	23088	23088	100%	UNK		68907
OTHERFEAT	8500	8500	100%	02272012		
STRUCTURE	37319	37319	100%	1652 -0335		
TOTAL	68907	68907	100%	65000	0106%	

APPRaised-VALUE: 68907