

+OWNERSHIP 23194
 JAJD HOLDINGS LLC
 222 N BICKETT ST
 LOUISBURG NC 27549
 DEED: 1871 336

2024 1/04/2024

PROPERTY DESCRIPTION
 3704 SAND CLAY ROAD
 3704 SAND CLAY RD

TAX SUBDIVISIONS
 FALLING CREEK
 COUNTY/CITY OF KINSTON

MAP NUMBER
 450603404235
 RECORD NUMBER: 1971
 ROUTE 3005000
 LISTER: LNLEGLISH 5012023
 REVIEW:

3704 SAND CLAY RD
 TOPO STREET UTILITY ZONING .430 ACRES NBHD
 RA12 0012
 NOTES:

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+-----24-----+
:                   1
1                   2
2                   :
+-----55+-----F++-6+E--14---+
:                   7   :
:                   +-14+D-+ :
:                   :       6
2                   :       :
9                   2       :
:                   2       2---14---+
:                   :       2
:                   :       :
:                   +--8---+ :
:                   6   2---17---+ :
+A---22---+B---25---+C---14---+
  
```

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	2D LOT	1.00LT	15000		1.00	1.00	15000

LAND VALUE: 15000

#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%	-COND%	=OFB-VALU
60	17CFRM-BLDG	1* 1	15.00			1	1.00	.01	500
61	21CBLDGS-NV	1* 1				1	1.00	.01	

OTHER VALUE: 500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	BRICK	HEATPUMP	COMPSHNG	1.00STHT	
CONIWALL	BRICK	HEATPUMP		'WALL	
				3 BDRM	

RES - IMP C AYB 1971 EYB 1977
 DIMENSIONS: A-DR22DU6DR8DD2DR17DU18DR8DU7DL55DD29 B-MR22DR25DU4DL17DU2DL8DD6 C-MR22MR25DR14DU22DL14DD22 D-MR
 47MU22MR8DR6DU7DL6DD7 E-MU22MR55MR6MU6DR14DD16DL14DU16 F-MU28MR61MU1ML7DL24DU12DR24DD12

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT% =	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR% -CND% =	FMV
A	01 SINGLE F	1303	1.00	79.84	.8350		66.666	1303	1.00	86865				
	0110 HEATPUMP			2.00			2.000	1303		2606				
	0103 BRICK			3.00			3.000	1303		3909				
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	116	1.00	31.91	.6921		22.084	116	1.00	2561				
C	02 SEMI-FIN	308	1.00	34.97	.7304		25.542	308	1.00	7866				
	0210 HEATPUMP			2.00			2.000	308		616				
	0203 BRICK			3.00			3.000	308		924				
D	78 UTILITYB	42	1.00	28.50	1.0000		28.500	42	1.00	1197				
E	80 CANOPY	224	1.00	10.00	1.0000		10.000	224	1.00	2240				
F	81 PORCH	288	1.00	31.91	.6650		21.220	288	1.00	6111				
HSF:				1611.00		%COMP: 100		RPCN:	123895 1.00		123895 - .40-	=	63186	
MKT				85.00		STRUCTURE VALUE:	76.90	OGRCN/HSF		39.22	FMV/HSF		63186	

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	15000	15000	100%	CD		34883LV/AC
OTHERFEAT	500	500	100%	11272019		
STRUCTURE	63186	63186	100%	1871-336		TV/HSF
TOTAL	78686	78686	100%	90500	0086%	SP/HSF

APPRAISED-VALUE: 78686