

+OWNERSHIP 12140
BOBS AUTO SALES INC

2024 1/04/2024

PROPERTY DESCRIPTION
TYNDALL PK BLVD LT 5 6 7
100YR FLOODZONE

TAX SUBDIVISIONS
NEUSE
COUNTY/NORTH LENIOR FIRE

MAP NUMBER
451503414598
RECORD NUMBER: 19725
ROUTE 3013000
LISTER: LNLGLISH 5012023
CARD NO
1

1500 WEST NEW BERN RD
KINSTON NC 28504
DEED: 1684 58

1502 W NEW BERN RD

```

+-----28-----+--8--+
:                   :     :
1                   1     1
5                   5     5
B                   :     :
+-----28-----+C-8--+
:                   :     :
:                   :     :
:                   :     :
:                   :     :
3                   3
4                   4
:                   :
:                   :
:                   :
+A-----28-----+
  
```

| TOPO | STREET | UTILITY | ZONING | 1.200 ACRES | NBHD |
|----------|--------|---------|--------|-------------|------|
| FLOODZNE | | | B1 | | 0995 |

NOTES:01 10% FZ

| # | LAND CLASS | SIZE | * RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|--------|--------|--------|-------|------|------------|
| 1 | 10NLAND | 1.20AC | 50000 | 1.00 | 1.00 | .90 | 45000 |

LAND VALUE: 54000

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | COND%* | OFB-VALU |
|----|-------------|-------|-----------|-------|----------|-------|--------|--------|----------|
| 60 | 58CPAVING | 6400* | 1 | 1.70 | | 6400 | 1.00 | .50 | 5440 |
| 61 | 50CCL-FENCE | 130* | 1 | 10.12 | | 130 | 1.00 | .50 | 658 |
| 62 | 11CCAN-LOW | 140* | 1 | 5.00 | | 140 | 1.00 | .50 | 350 |
| 63 | 79CCB-BLDG | 1* | 1 | 20.00 | | 1 | 1.00 | .01 | 500 |
| 64 | 17CFRM-BLDG | 1* | 1 | 15.00 | | 1 | 1.00 | .01 | 500 |

OTHER VALUE: 7448

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - COMMERCIAL |
|----------|----------|----------|----------|----------|------------------------|
| CONCRETE | BRICK | FWA/CAC | METAL | 1.00STHT | |
| SLAB | FRAME | SPACEHTR | | 9'WALL | |
| | BRICK | FWA/CAC | | BDRM | |

COMM - IMP C AYB 1970 EYB 1990
DIMENSIONS: A-DR28DU34DL28DD34 B-MU34DU15DR28DD15DL28 C-MU34MR28DR8DU15DL8DD15

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | -CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|------------------|-----|---------------|---------|--------|-------|
| A | 31 OFC LCST | 952 | 1.00 | 64.71 | .9227 | .96 | 57.318 | 952 | 1.00 | 54566 | | | | | |
| | 3112 FWA/CAC | | | 3.15 | | | 3.150 | 952 | | 2998 | | | | | |
| | 3103 BRICK | | | | | | | 952 | | | | | | | |
| B | 23 RETAIL S | 420 | 1.00 | 78.50 | .8672 | .96 | 65.352 | 420 | 1.00 | 27447 | | | | | |
| | 2312 FWA/CAC | | | | | | | 420 | | | | | | | |
| | 2303 BRICK | | | | | | | 420 | | | | | | | |
| C | 23 RETAIL S | 120 | 1.00 | 78.50 | .8672 | .96 | 65.352 | 120 | 1.00 | 7842 | | | | | |
| | 2306 SPACEHTR | | | 4.75- | | | 4.750- | 120 | | 570- | | | | | |
| | 2301 FRAME | | | 2.33- | | | 2.330- | 120 | | 279- | | | | | |
| | | | HSF: | 1492.00 | | | %COMP: 100 | | | RPCN: 92004 1.00 | | 92004 - .47- | .10= | | 43887 |
| | | | | | | | STRUCTURE VALUE: | | | 61.66 OGRCN/HSF | | 29.41 FMV/HSF | | | 43887 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|--------|-----------|------|------------|-------|-------------|
| LAND | 54000 | 54000 | 100% | UNK | | 45000LV/AC |
| OTHERFEAT | 7448 | 7448 | 100% | 03222013 | | |
| STRUCTURE | 43887 | 43887 | 100% | 1684 -0058 | | TV/HSF |
| TOTAL | 105335 | 105335 | 100% | 100000 | 0105% | SP/HSF |

APPRAISED-VALUE: 105335