

+OWNERSHIP 1016513 2024 1/04/2024
 BIG J AND LITTLE J FARMS LLC

PROPERTY DESCRIPTION
 HWY 55 WEST
 2766 HWY 55 WEST

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER CARD NO
 450400226780 1
 RECORD NUMBER: 19752
 ROUTE 6000
 LISTER: LNLEGLISH 11212023
 REVIEW:

PO BOX 189
 KINSTON NC 28502
 DEED: 1941 175

2766 HWY 55 WEST

#	LAND CLASS	SIZE	BASERATE*	FRNT*	DEPTH*	ADJ	*	UNITS	=LND-VALUE	USE-CLASS	ACREAGE*	RATE	= USE-VALUE	
1	13HBS-PAVED	1.50AC	15000	1.00	1.00	1.00		15000	1.50	22500			22500	
2	17HCLEAR-AP	60.00AC	3200	1.00	1.00	1.00		3200	60.00	192000	C CLEAR	60.00	750.00	45000
3	26CWOODLAND-AVER	48.00AC	700	1.00	1.00	1.00		700	48.00	33600	W WOODED	48.00	200.00	9600
4	34AWASTELAND	5.18AC	500	1.00	1.00	.75		375	5.18	1942	8 WASTE	5.18	50.00	259
TOTALS										250042				77359

LAND VALUE: 250042
 LAND USE VALUE: 77359

DEFERRED VALUE: 172683

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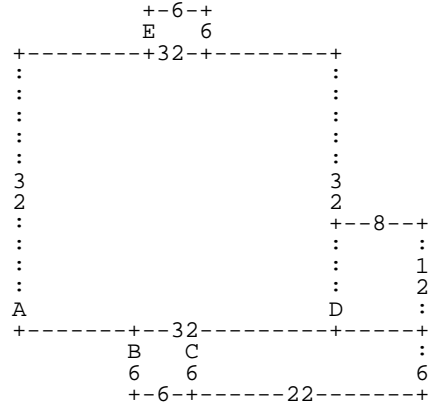
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TOPO	STREET	UTILITY	ZONING	114.680	ACRES	NBHD
FLOODZNE						0038

NOTES:

#	LAND CLASS	SIZE	*RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	1.50AC	15000	1.00	1.00	1.00	22500
2	17HCLEAR-AP	60.00AC	3200	1.00	1.00	1.00	192000
3	26CWOODLAND-AVER	48.00AC	700	1.00	1.00	1.00	33600
4	34AWASTELAND	5.18AC	500	1.00	1.00	.75	1942

LAND VALUE: 250042

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%	-COND%*	OFB-VALU
60	41CMH-HK-UP	1* 1	2000.00			1	1.00		2000
61	29CPACKHSE	1* 1				1	1.00	.01	500
62	14CMH-SW-PP	1* 1				1	1.00	.01	

OTHER VALUE: 2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
CONC-BLK	VINYL	HEATPUMP	COMP SHNG	1.50STHT	
CONIWALL				'WALL	
				4 BDRM	1.00LFUF

AGR - IMP C AYB 1948 EYB 1982

DIMENSIONS: A-DU32DR32DD32DL32 B-MR12DD6DR6DU6DL6 C-MR12MR6DD6DR22DU6DL22 D-MR18MR14DU12DR8DD12DL8 E-MR32ML19MU
32DU6DR6DD6DL6

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	01 SINGLE F	1024	1.50	79.84	.8444		67.416	1536	.95	98373					
	0110 HEATPUMP			2.00			2.000	1024		2048					
	0102 VINYL							1024							
	1.00 FULL BTH			3000.00			3000.000			3000					
B	81 PORCH	36	1.00	31.91	.8101		25.850	36	1.00	930					
C	83 STOOP	132	1.00	14.32	.6493		9.297	132	1.00	1227					
D	81 PORCH	96	1.00	31.91	.7271		23.201	96	1.00	2227					
E	81 PORCH	36	1.00	31.91	.8101		25.850	36	1.00	930					
			HSF:	1536.00			%COMP: 100			RPCN: 108735	1.00	108735	-.35-	=	70678
							STRUCTURE VALUE:	70.79		OGRCN/HSF		46.01	FMV/HSF		70678

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	250042	250042	100%	SW		2180LV/AC
OTHERFEAT	2500	2500	100%	12212021		
STRUCTURE	70678	70678	100%	1941-175		TV/HSF
TOTAL	323220	323220	100%	345000	0093%	SP/HSF

APPRAISED-VALUE: 323220