

+OWNERSHIP 1014683 2024 1/04/2024  
 NATIONAL RETAIL PROPERTIES LP

PROPERTY DESCRIPTION  
 4179 W VERNON AVE  
 OUTPARCEL A  
 SHELL RAPID LUBE  
 4179 W VERNON AV

TAX SUBDIVISIONS  
 FALLING CREEK  
 COUNTY/CITY OF KINSTON

MAP NUMBER 450503336004  
 RECORD NUMBER: 28926  
 ROUTE 3019000  
 LISTER: LNLGLISH 5012023  
 CARD NO 1  
 REVIEW:

450 S ORANGE AVE STE 900  
 ORLANDO FL 32801  
 DEED: 1931 170

TOPO	STREET	UTILITY	ZONING					.960 ACRES	NBHD
			SC	NOTES:01 28X55 CARWASH, PAVING, & 01 TWO CANOPIES ADDED FOR 20				0995	
#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE		
1	11TLAND	.96AC	450000	1.00	1.00	1.50	675000 648000		
LAND VALUE:								648000	
#	OTHER FEAT	SIZE	BASERATE	*SIZ%	ADJRATE*	UNITS	*OGR%-COND%=OFB-VALU		
60	59CPAVING-A	15000*	1 3.00			15000	1.00 .42 26100		
61	58CPAVING	1935*	1 1.70			1935	1.00 .42 1908		
62	12CCANSRVS	85* 14	21.75			1190	1.00 .32 17600		
63	12CCANSRVS	16* 16	21.75			256	1.00 .32 3787		
OTHER VALUE:								49395	
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL				
CONCRETE	CONBLOCK	HEATPUMP	METAL	1.00STHT					
SLAB	CONBLOCK	NONE		12'WALL					
	CONBLOCK	SPACEHTR		BDRM					

COMM - IMP C AYB 1998 EYB 2005  
 DIMENSIONS: A-DU30DR41DD30DL41 B-MR41DR19DU30DL19DD30 C-MR41MR19MU30DL11DU7DR11DD7 D-MU30MR60ML60MU20DL28DD55  
 DR28DU55

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	45 QUICK LU	1230	1.00	97.78	.7967	.96	74.784	1230	1.00	91984				
	4506 SPACEHTR			1.60			1.600	1230		1968				
	4509 CONBLOCK							1230						
B	30 OFC-AVG	570	1.00	103.66	.8064	1.00	83.591	570	1.00	47646				
	3010 HEATPUMP							570						
	3009 CONBLOCK			4.22-			4.220-	570		2405-				
C	78 UTILITYB	77	1.00	28.50	1.0000		28.500	77	1.00	2194				
D	40 CARWSH A	1540	1.00	80.30	.7785	1.00	62.513	1540	1.00	96270				
	4001 NONE							1540						
	4009 CONBLOCK							1540						
HSF:				3340.00	%COMP: 100			RPCN:	237657	1.00	237657	.15-	=	202009
STRUCTURE VALUE:								71.15	OGRCN/HSF	60.48	FMV/HSF			202009

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	648000	648000	100%	SW		675000LV/AC
OTHERFEAT	49395	49395	100%	09262021		
STRUCTURE	202009	202009	100%	1931-170		TV/HSF
TOTAL	899404	899404	100%	4200000	0021%	SP/HSF
APPRaised-VALUE:						899404