

+OWNERSHIP 16579 2024 1/04/2024
 DJM NNN I LLC
 60 SOUTH MARKET ST STE 1120
 SAN JOSE CA 95113
 DEED: 1749 846

PROPERTY DESCRIPTION
 201 W VERNON AV
 DRUG STORE
 201 W VERNON AV

TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO
 452547259910 1
 RECORD NUMBER: 30757
 ROUTE 47067010
 LISTER: LNLEGLISH 5012023
 REVIEW:

+-----D-80-----+
 :
 :
 +18+ :
 2 :
 5 :
 18C+ :
 :
 1 :
 4 :
 0 :
 :
 : :+
 : :
 : :
 : :5
 A :2
 +-----80-----+
 B-----86-----+

TOPO STREET UTILITY ZONING 1.210 ACRES NBHD
 B1 0348

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	70 FF	205F 259D	1600	1.00	1.14	1.20	2189 448704

LAND VALUE: 448704

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
2	58CPAVING	*	1.70			35000	1.00	.22	46410

OTHER VALUE: 46410

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	CONCBLCK	FWA/CAC	TAR&GRAV	1.00STHT 24'WALL BDRM	

COMM - IMP A+25 AYB 1996 EYB 1999
 DIMENSIONS: A-DU140DR80DD140DL80 B-DD8DR86DU52DL6DD44DL80 C-MU100DL18DU25DR18DD25 D-MU100MU40MR27DU12DR19DD12D

L19

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	23 RETAIL S	11200	1.00	78.50	.7119	1.25	69.855	11200	1.00	782376					
	2312 FWA/CAC							11200							
	2309 CONCBLCK							11200							
B	81 PORCH	952	1.00	31.91	.6611		21.095	952	1.00	20082					
C	96 CANOPY-C	450	1.00	10.00	1.0000		10.000	450	1.00	4500					
D	88 CONCRETE	228	1.00	4.25	.9745		4.141	228	1.00	944					
			HSF:	11200.00		%COMP: 100			RPCN:	807902 1.70		1373433 - .25-	=	1030075	
						STRUCTURE VALUE:		122.62	OGRCN/HSF			91.97	FMV/HSF		1030075

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	448704	448704	100%			370829LV/AC
OTHERFEAT	46410	46410	100%	00000000		
STRUCTURE	1030075	1030075	100%	-		TV/HSF
TOTAL	1525189	1525189	100%		0000%	SP/HSF
						APPRaised-VALUE: 1525189