OWNERSHIP 1010810 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
GOODBODIES 24/7 FITNESS INC	SR 1557	FALLING CREEK	450601458433	1
	2817 HULL RD		RECORD NUMBER: 30884	
P.O. BOX 6233	GOODBODIES 24/7 FITNESS	COUNTY/NORTH LENIOR FIRE	ROUTE 1187020	
KINSTON NC 28501			LISTER: LNLHOLLO 12202023	
DEED: 1996 318	2817 HULL RD		REVIEW: LH 12192023	

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TOPO	STREET	UTILITY	ZONING	1.370 ACRES	NBHD
			NOTES:		2009

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%		=LND-VALUE
1	10NLAND	1.37AC	50000	1.00	1.00	1.00	50000	68500

LAND VALUE: 68500

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
2	58CPAVING	*	1.70			14200	1.00	.40	14484

OTHER VALUE: 14484

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
SLAB	PREF-MTL	COMMHVAC	METAL	1.00STHT 'WALL BDRM	

COMM - IMP C-5 AYB 1998 EYB CS

DIMENSIONS: A-DU100DR150DD100DL150 B-DR100DD3DL100DU3

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	16 COMMERCI	15000	1.00	35.00	1.0000		35.000	15000	1.00	525000				
	1614 COMMHVAC			5.25			5.250	15000		78750				
	1617 PREF-MTL			5.00-			5.000-	15000		75000-				
B	80 CANOPY	300		10.00	1.0000		10.000	300		3000				

HSF: 15000.00 %COMP: 100 RPCN: 531750 .95 505162 - .27- .25= 276577

STRUCTURE VALUE: 33.67 QGRCN/HSF 18.43 FMV/HSF 276577

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	359561
LAND			68500	31000	220%	WD		50000LV/AC		
OTHERFEAT			14484	7883	183%	01032020				
STRUCTURE			276577	231880	119%	1873-857		TV/HSF		
TOTAL			359561	270763	132%	205000	0175%	SP/HSF		
									APPRAISED-VALUE:	359561