

+OWNERSHIP 1017882
 VALLE ESTATES LLC

2024 1/04/2024

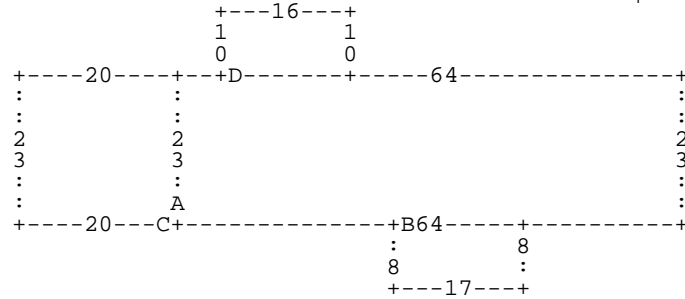
PROPERTY DESCRIPTION
 SR 1161 OFF LOT 5
 803 CODY LN

TAX SUBDIVISIONS
 NEUSE
 COUNTY/SANDY BOTTOM FIRE

MAP NUMBER
 359300712053
 RECORD NUMBER: 30893
 ROUTE 166000
 LISTER: LNLEGLISH 5012023
 REVIEW:

100 SW BROWN RD
 SNOW HILL NC 28580-7185
 DEED: 1966 196

803 CODY LN



| | | | | | |
|------|--------|---------|--------|-------------|------|
| TOPO | STREET | UTILITY | ZONING | 1.340 ACRES | NBHD |
| | | | | | 0139 |

NOTES:

| # | LAND CLASS | SIZE | *RATE | *SIZ%* | DPT%* | ADJ% | =LND-VALUE |
|---|------------|--------|-------|--------|-------|------|------------|
| 1 | 1T LOT | 1.10LT | 9000 | | 1.00 | 1.00 | 9000 |

| # | OTHER FEAT | SIZE | BASERATE* | SIZ%* | ADJRATE* | UNITS | *OGR%* | COND%* | OFB-VALU |
|----|------------|------|-----------|-------|----------|-------|--------|--------|----------|
| 60 | 27CSTGBLD | 1* | 10.00 | | | 1 | 1.00 | .01 | 2000 |
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OTHER VALUE: 2000

| FNDATION | XTRFNISH | HEAT&AIR | ROOFMTRL | SIZE/OTY | DPRT:DEPR - MOBILE HOME |
|----------|----------|----------|----------|----------|-------------------------|
| BRICK | VINYL | HEATPUMP | LAMSHNGL | 1.00STHT | |
| CONIWALL | | | | 3 BDRM | 1.00LFUF |

RES - IMP C AYB 1996 EYB 1999

DIMENSIONS: A-DU23DR64DD23DL64 B-MR27DR17DD8DL17DU8 C-MR27ML27DL20DU23DR20DD23 D-MU23MR6DR16DU10DL16DD10

| # | STRUCTURE | SKTCH-SF* | STHT | BASERATE | *SIZE% | *WLHT%* | ADJRATE* | AREA* | *STY= | COST | OG% | OG RCN | -DEPR%* | CND%* | FMV |
|---|---------------|-----------|------|----------|--------|---------|------------------|-------|-------|-------|-----------|--------|---------|-------|-------|
| A | 08 MOBILE H | 1472 | 1.00 | 43.51 | .8058 | | 35.060 | 1472 | 1.00 | 51608 | | | | | |
| | 0810 HEATPUMP | | | 2.00 | | | 2.000 | 1472 | | 2944 | | | | | |
| | 0802 VINYL | | | | | | | 1472 | | | | | | | |
| | 2.00 FULL BTH | | | 1750.00 | | | 1750.000 | | | 3500 | | | | | |
| B | 81 PORCH | 136 | 1.00 | 31.91 | .6921 | | 22.084 | 136 | 1.00 | 3003 | | | | | |
| C | 75 GAR FINF | 460 | 1.00 | 29.97 | .7735 | | 23.181 | 460 | 1.00 | 10663 | | | | | |
| D | 81 PORCH | 160 | 1.00 | 31.91 | .6921 | | 22.084 | 160 | 1.00 | 3533 | | | | | |
| E | 87 MH SKIRT | 174 | 1.00 | 15.50 | 1.0000 | | 15.500 | 174 | 1.00 | 2697 | | | | | |
| | | | HSF: | 1472.00 | | | %COMP: 100 | | | 77948 | 1.00 | 77948 | -.45- | = | 42872 |
| | | | | | | | STRUCTURE VALUE: | | | 52.95 | OGRCN/HSF | 29.12 | FMV/HSF | | 42872 |

| VALUATION | VALUE | PREV-VAL. | P-N% | SALE | S-N% | TOTAL VALUE |
|-----------|-------|-----------|------|----------|-------|-------------|
| LAND | 9900 | 9900 | 100% | WD | | 7388LV/AC |
| OTHERFEAT | 2000 | 2000 | 100% | 04292022 | | |
| STRUCTURE | 42872 | 42872 | 100% | 1954-311 | | TV/HSF |
| TOTAL | 54772 | 54772 | 100% | 70500 | 0077% | SP/HSF |

APPRAISED-VALUE: 54772