OWNERSHIP 1011083 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
MARCIAL FELIX GARCIA	SR 1342 OFF	NEUSE	451302676470	1
	20FT EASEMENT TO PROPERTY		RECORD NUMBER: 30981	
951 JAMES E BAKER LN		COUNTY/SOUTHWOOD FIRE	ROUTE 2034000	
KINSTON NC 28504			LISTER: LNLENGLISH 5012023	
DEED: 1878 582	405 WILL BAKER RD		REVIEW:	

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 +-------------------56--------------------+
 5                                         42
+2                                          :
5                                           7
2+                                          :
 :                                        -2+
 8                                         7
 :                                         :
+2                                        +2
5                                           7
25                                          :
 A                                        -2+
 +---------25--------+3+--7--+--8--+----13---3
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TOPO	STREET	UTILITY	ZONING .920 ACRES	NBHD
	UNPAVED			0038
			NOTES:	

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	15HBS-REAR	.92AC	7500	1.06	1.00	1.00	7950 → 7314

LAND VALUE: 7314

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	79CCB-BLDG	1* 1	20.00			1	1.00	.01	500
61	77CMETALGAR	36* 40	10.00			1440	1.00		14399
62	51CPVCFENCE	*	12.71			775	1.00	.50	4925

OTHER VALUE: 19824

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - MOBILE HOME
CONC-BLK	VINYL	FWA/CAC	COMPSHNG	1.00STHT	
PIERS				'WALL	
				3 BDRM	1.00LFUF

RES - IMP C AYB 1996 EYB

DIMENSIONS: A-DU5DL2DU5DR2DU8DL2DU5DR2DU5DR56DD4DR2DD7DL2DD7DR2DD7DL2DD3DL13DU1DL8DD1DL7DU1DL3DD1DL25

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1605	1.00	43.51	.7851		34.159	1605	1.00	54825				
	0812 FWA/CAC			2.00			2.000	1605		3210				
	0802 VINYL							1605						
	2.00 FULL BTH			1750.00			1750.000			3500				
	1.00 FP			1250.00			1250.000			1250				
			HSF:	1605.00		%COMP: 100			RPCN:	62785	1.00	62785 - .52-	=	30137

STRUCTURE VALUE: 39.11 QGRCN/HSF 18.77 FMV/HSF 30137

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 57275
LAND			7314	7314	100%	WD		7950LV/AC	
OTHERFEAT			19824	19824	100%	03112020			
STRUCTURE			30137	30137	100%	1878-582		TV/HSF	
TOTAL			57275	57275	100%	60000	0095%	SP/HSF	

APPRAISED-VALUE: 57275