OWNERSHIP 1013524 2024 1/04/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
B & S LAND HOLDINGS LLC	3928 HWY 11 NORTH	CONTENTNEA NECK	454700551949	1
	3928 HWY 11 NORTH		RECORD NUMBER: 31144	
1395 HWY 17 S		COUNTY/HUGO FIRE	ROUTE 89010	
ELIZABETH CITY NC 27909			LISTER: LNLENGLISH 5012023	
DEED: 1917 372	3928 HWY 11 NORTH		REVIEW:	

```
+------------102--------------+---34----+----+
1                              :         :    :
6                              :         :    :
+-16+                          :         :    :
    :                          :         :    :
    :                          :         :    :
    :                          :         :    :
    :                          8         8    :
    :                          0         0    9
    6                          :         :    0
    4                          :         :    :
    :                          :         :    :
    :                          :         :    :
    :                          :         :    :
    :                          A         :    :
    +------------86-----------B+---+34---+    :
                                    C----36----+
```

TOPO	STREET	UTILITY	ZONING	2.130 ACRES	NBHD
					0071

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13RBS-PAVED	2.13AC	30000	1.00	1.00	1.00	30000	63900

LAND VALUE: 63900

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	93CSITEIMPR	1* 1				1	1.00	.01	507

OTHER VALUE: 507

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	FWA/CAC	METAL	1.00STHT	
SLAB	METALPRE	FWA/CAC		16'WALL	
				BDRM	

COMM - IMP C AYB 1988 EYB 2022

DIMENSIONS: A-DU80DR34DD80DL34 B-DL86DU64DL16DU16DR102DD80 C-MR14DD5DR36DU90DL36DD5DR20DD80DL20

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%	-CND%=	FMV
A	16 COMMERCI	2720	1.00	35.00	1.0000	1.06	37.100	2720	1.00	100912					
	1612 FWA/CAC			6.14			6.140	2720		16700					
	1617 PREF-MTL			5.00-			5.000-	2720		13600-					
B	47 WAREHOUS	7136	1.00	28.42	1.0000	1.04	29.556	7136	1.00	210911					
	4712 FWA/CAC			7.79			7.790	7136		55589					
	4717 METALPRE							7136							
C	80 CANOPY	1640		10.00	1.0000		10.000	1640		16400					

HSF: 9856.00 %COMP: 100 RPCN: 386913 1.00 386913 - - = 367567

MKT 95.00 STRUCTURE VALUE: 39.25 QGRCN/HSF 37.29 FMV/HSF 367567

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE 431974
LAND			63900	63900	100%	SW		30000LV/AC	
OTHERFEAT			507	507	100%	05202021			
STRUCTURE			367567	367567	100%	1917-372		TV/HSF	
TOTAL			431974	431974	100%	310000	0139%	SP/HSF	

APPRAISED-VALUE: 431974