OWNERSHIP 1003962 2024 4/11/2024	PROPERTY DESCRIPTION	TAX SUBDIVISIONS	MAP NUMBER	CARD NO
KEPHART DANIEL J	HWY 258 SOUTH LOT 3	NEUSE	451300044173	1
KEPHART CHASITY A	3084 HWY 258 SOUTH		RECORD NUMBER: 34071	
3084 HWY 258 SOUTH		COUNTY/SOUTHWOOD FIRE	ROUTE 94000	
KINSTON NC 28504			LISTER: LNHCOOKE 4042024	
DEED: 1815 150	3084 HWY 258 SOUTH		REVIEW:	

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TOPO	STREET	UTILITY	ZONING	.470 ACRES	NBHD
					0038

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%	*DPT%	*ADJ%	=LND-VALUE
1	13HBS-PAVED	.47AC	15000	1.54	1.00	1.00	23100	10857

LAND VALUE: 10857

#	OTHER FEAT	SIZE	BASERATE	*SIZ%=	ADJRATE*	UNITS	*QGR%	-COND%	=OFB-VALU
60	27CSTGBLD	1* 1	10.00			1	1.00	.01	2500

OTHER VALUE: 2500

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:DEPR - MOBILE HOME
BRICK	VINYL	FWA/CAC	LAMSHNGL	1.00STHT	
CONIWALL				'WALL	
				3 BDRM	1.00LFUF

RES - IMP B AYB 2000 EYB

DIMENSIONS: A-DU27DR56DD27DL56 B-MR20DR27DD5DL27DU5

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%=	ADJRATE*	AREA	*%STY=	COST	QG%	QG RCN	-DEPR%-CND%=	FMV
A	08 MOBILE H	1512	1.00	43.51	.7953		34.603	1512	1.00	52319				
	0812 FWA/CAC			2.00			2.000	1512		3024				
	0802 VINYL							1512						
	2.00 FULL BTH			1750.00			1750.000			3500				
B	83 STOOP	135	1.00	14.32	.6493		9.297	135	1.00	1255				
C	87 MH SKIRT	166	1.00	15.50	1.0000		15.500	166	1.00	2573				
			HSF:	1512.00		%COMP: 100			RPCN:	62671	1.25	78338	- .43- =	44653

STRUCTURE VALUE: 51.81 QGRCN/HSF 29.53 FMV/HSF 44653

VALUATION			VALUE	PREV-VAL.	P-N%	SALE	S-N%		TOTAL VALUE	58010
LAND			10857	10857	100%	WD		23100LV/AC		
OTHERFEAT			2500	2500	100%	04012024				
STRUCTURE			44653	44653	100%	2016-561		TV/HSF		
TOTAL			58010	58010	100%	150000	0038%	SP/HSF		
									APPRAISED-VALUE:	58010