

+OWNERSHIP 1015381 2024 1/04/2024  
 DIXON REAL ESTATE INVESTMENT

PROPERTY DESCRIPTION  
 1600 N QUEEN ST  
 NO TENANT / 2009

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER 452618304747  
 RECORD NUMBER: 5998  
 ROUTE 18129000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

308 PINE SHOAL DR  
 SNOW HILL NC 28580  
 DEED: 1942 190

1600 N QUEEN ST

+-12+  
 1 6  
 6 C  
 +---3+12-++D8+  
 : 9 9  
 : +-8+  
 3 :  
 4 :  
 : 5  
 : 8  
 41 :  
 + :  
 2 :  
 0 :  
 A :  
 +----30----+  
 B 1  
 1 2  
 2---30-----+

TOPO	STREET	UTILITY	ZONING	ACRES	NBHD
FLOODZNE			SC	.610	2009

NOTES:01 ADJ VALUE FOR 2014 APPEAL  
 01 OLD GOLDEN SKILLET

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	6E FF	168F	159D	250	1.00	1.03	43260

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%*	COND%*	OFB-VALU
60	93CSITEIMPR	1*	1			1	1.00	.01	10000

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	BRICK	COMMHVAC	TAR&GRAV	1.00STHT	
SLAB	FRAME	COMMHVAC		12'WALL	
				BDRM	

COMM - IMP C AYB 1980 EYB 1980

DIMENSIONS: A-DU20DL1DU4DR1DU34DR30DD58DL30 B-DD12DR30DU12DL30 C-MR30MU58ML3DU16DL12DD16DR12 D-MU58MR30DR8DD9DL

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%*	-CND%*	FMV
A	35 RESTAURA	1744	1.00	119.82	.8411	1.00	100.780	1744	1.00	175760					
	3514 COMMHVAC							1744							
	3503 BRICK							1744							
B	88 CONCRETE	360	1.00	4.25	.9642		4.097	360	1.00	1474					
C	59 COLD STO	192	1.00	204.03	.3237	1.00	66.044	192	1.00	12680					
	3514 COMMHVAC							192							
	3501 FRAME			5.66-			5.660-	192		1086-					
D	59 COLD STO	72	1.00	204.03	.3237		66.044	72		4755					
			HSF:	2008.00			%COMP: 100			193582	1.00	193582	-.50-	-1.15=	16939
										96.40	OGRCN/HSF		8.43	FMV/HSF	16939

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	43260	43260	100%	UNK		70918LV/AC
OTHERFEAT	10000	10000	100%	12011989		
STRUCTURE	16939	16939	100%	0000 -0000		TV/HSF
TOTAL	70199	70199	100%		0000%	SP/HSF

APPRAISED-VALUE: 70199