

+OWNERSHIP 1002931 2024 1/04/2024  
 WAREHOUSE FURNISINGS HOME  
 DISTRIBUTORS INC  
 1851 TELFAIR ST  
 DUBLIN GA 31021  
 DEED: 1805 560

PROPERTY DESCRIPTION  
 702 PLAZA BLVD  
 FURNITURE STORE  
 702 PLAZA BL

TAX SUBDIVISIONS  
 KINSTON  
 COUNTY/CITY OF KINSTON

MAP NUMBER CARD NO  
 452617016441 1  
 RECORD NUMBER: 6090  
 ROUTE 17125000  
 LISTER: LNLEGLISH 5012023  
 REVIEW:

+-----130-----+  
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 5 :  
 0 5 :  
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 +C-----130-----+  
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 3 4 :  
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 B :6  
 +A-----130-----++

TOPO	STREET	UTILITY	ZONING	1.410 ACRES		NBHD
			B1			2009
NOTES:01 ADJ ACRES PER NEW SURVEY						
01 PC15/25 FOR 2018						
#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ% =LND-VALUE
1	4C LOT	1.00LT	300000	1.00	1.00	1.00 300000 300000
LAND VALUE: 300000						
#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS *OGR%-COND%=OFB-VALU
60	58CPAVING	20000*	1	1.70		20000 1.00 .50 17000
OTHER VALUE: 17000						
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL	
CONCRETE	BRICK	FWA/CAC	METAL	1.00STHT		
CONIWALL	BRICK	FWA/CAC		14'WALL BDRM		

COMM - IMP D AYB 1970 EYB  
 DIMENSIONS: A-DR130DU143DL130DD143 B-DU41DL7DD48DR144DU16DL7DD9DL130 C-MU143DR130DU50DL130DD50 D-MU143MU50MR96D  
 U34DR16DD34DL16

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%=	FMV
A	23 RETAIL S	18590	1.00	78.50	.6640	1.08	56.293	18590	1.00	1046486				
	2312 FWA/CAC							18590						
	2303 BRICK							18590						
B	80 CANOPY	1358	1.00	10.00	1.0000		10.000	1358	1.00	13580				
C	47 WAREHOUS	6500	1.00	28.42	.9395	1.00	26.700	6500	1.00	173550				
	4712 FWA/CAC							6500		50635				
	4703 BRICK							6500		12220				
D	90 LOAD-COV	544	1.00	16.00	1.0000		16.000	544	1.00	8704				
			HSF:	25090.00			%COMP: 100			1305175	.86	1122450	-.50-.25=	420919
							STRUCTURE VALUE:			44.73	OGRCN/HSF	16.77	FMV/HSF	420919

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	300000	300000	100%	SW		212765LV/AC
OTHERFEAT	17000	17000	100%	06222017		
STRUCTURE	420919	420919	100%	1805-560		TV/HSF
TOTAL	737919	737919	100%	600000	0122%	SP/HSF
						APPRaised-VALUE: 737919