

+OWNERSHIP 1020753 2024 3/19/2024
 WORTHINGTON GRAY HARRELL
 PO BOX 783249
 WINTER GARDEN FL 34778
 DEED: 2006 138

PROPERTY DESCRIPTION
 904 W LENOIR AV
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TAX SUBDIVISIONS
 KINSTON
 COUNTY/CITY OF KINSTON

MAP NUMBER 451512958692
 RECORD NUMBER: 7461
 ROUTE 12018000
 LISTER: LNHCOOKE 3122024
 REVIEW:

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 5 5
 0 0
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 A
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 B :
 7 7
 +-9-+

TOPO	STREET	UTILITY	ZONING	.210 ACRES	NBHD
			RO		0303

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ*	*DPT*	*ADJ%	=LND-VALUE
1	1R LOT	1.00LT	8000		1.00	1.00	8000

LAND VALUE:

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - RESIDENTIAL - STD
BRICK	VINYL	FWA/CAC	COMP SHNG	1.00STHT	
CONIWALL				'WALL 3 BDRM	

RES - IMP D AYB 1950 EYB 1967
 DIMENSIONS: A-DU50DR32DD50DL32 B-MR11DD7DR9DU7DL9

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	*STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	01 SINGLE F	1600	1.00	79.84	.8394		67.017	1600	1.00	107227				
	0112 FWA/CAC			2.00			2.000	1600		3200				
	0102 VINYL							1600						
	2.00 FULL BTH			3000.00			3000.000			6000				
	1.00 FP			3000.00			3000.000			3000				
B	81 PORCH	63	1.00	31.91	.7271		23.201	63	1.00	1461				
				HSF: 1600.00			%COMP: 100	RPCN:		120888	.86	103963	-.50-	= 28590
				MKT 55.00			STRUCTURE VALUE:	64.97		OGRCN/HSF		17.86	FMV/HSF	28590

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	8000	8000	100%	WD		38095LV/AC
OTHERFEAT			%	02172017		
STRUCTURE	28590	36387	78%	1795-444		TV/HSF
TOTAL	36590	44387	82%	36000	0101%	SP/HSF

APPRAISED-VALUE: 36590