

NC REAL ESTATE PROPERTIES, LLC

Duplin County, NC

Parcel ID: 13-2362- -

145 LUM WILLIAMS RD
1002636

2024: PAUL O JONES & WIFE SHEILA & JIMMY M HUNT JR & WIFE BONNIE

PLAT: / UNIQ ID
ID NO: 343200784957

SPLIT FROM ID

Reval Year: 2017 Tax Year: 2024
Appraised By on 2.2

COUNTY (100), CAPITAL FUND (100)

CARD NO. 1 of 1
98.7800 AC

SRC=
AT- LAST ACTION 20240322

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE	
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	CRECENCE TO	MARKET
0	5	00										
BUILDING ADJUSTMENTS												
TOTAL ADJUSTMENT FACTOR	Farm 20+ Acres											
TOTAL QUALITY INDEX	STYLE:											
											DEPR. BUILDING VALUE - CARD	0
											DEPR. OB/XF VALUE - CARD	59,900
											MARKET LAND VALUE - CARD	207,000
											TOTAL MARKET VALUE - CARD	266,900
											TOTAL APPRAISED VALUE - CARD	266,900
											TOTAL APPRAISED VALUE - PARCEL	266,900
											TOTAL PRESENT USE VALUE - LAND	0
											TOTAL VALUE DEFERRED - PARCEL	0
											TOTAL TAXABLE VALUE - PARCEL \$	266,900
PRIOR APPRAISAL				PERMIT								
BUILDING VALUE	0	CODE	DATE	NO.								
OBXF VALUE	0	ROUT: 0160WTRSHD:										
LAND VALUE	0											
PRESENT USE VALUE	0											
DEFERRED VALUE	0											
TOTAL VALUE	0											
SALES DATA												
OFF. RECORD	DATE	DEED			INDICATE							
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE					
2039	0069	9	2023	WD	U	I	550,000					
1959	685	7	2021		Q	V	250,000					
HEATED AREA												
NOTES												
2024: #46 REC BLD INCLUDES FINISHED UPSTAIRS.												
REMARKS												
MB 20 PG 59												

SUBAREA		CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA																
SUBAREA		0	46	Recreational Building		0	0	1,845	16.50	0.00	—	0.00	2005	2005	0	100	30400
TOTALS			91	Mobile Home Hook Up		0	0	3	2,750.00	0.00	—	0.00	0	0	0	100	8300
			91	Mobile Home Hook Up		0	0	4	3,300.00	0.00	—	0.00	0	0	0	100	13200
			09	Pool Deck		0	0	228	9.90	0.00	—	0.00	0	0	0	100	2300
			89	Concrete		0	0	540	3.50	0.00	—	0.00	0	0	0	100	1900
			43	Implement Shed		0	0	768	6.60	0.00	—	0.00	0	0	25	75	3800
TOTAL OB/XF VALUE																	59900

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
Fair Open Off-Road	37				1.0000	R	0.0000			2,250.00	35.000	AC	0.000	2,251.43	78800		
Poor Pine Paved	66				1.0000	R	0.0000			1,100.00	2.000	AC	0.000	1,100.00	2200		
Fair- Open Off-Road	40				1.0000	R	0.0000			2,100.00	56.460	AC	0.000	2,100.60	118600		
Pond	47				1.0000	R	0.0000			1,400.00	5.320	AC	0.000	1,390.98	7400		
TOTAL MARKET LAND DATA											98.78				207000		
TOTAL PRESENT USE DATA																	

13-2362- - (294632) Group:0

5/9/2024 8:11:26 AM.