PARCEL: 052414
LAND LEGENDS LLC
7754 LAKESIDE BLVD APT 422
BOCA RATON, FL 33434-6406
ACCOUNT NUMBER: 490024399

Onslow County, North Carolina

Tax Districts
ONSLOW COUNTY

Routing Number:15810354
Appraiser Area: AH
Tax Year: 2026 Reval Year: 2022
Visited By: on 10/15/2021
Information Source: 11 - REVAL LAND

PARCEL INFORMATION

ADDRESS:	MCGOWAN RD JACKSONVILLE NC 28540
NBHD:	1581-FOWLER MANNING/ RICHLANDS HWY
TOWNSHIP:	111 - RICHLANDS
MAP #:	46-71.3
PIN #:	434901075645

PROPERTY DESCRIPTION

L4 OSCAR SHEPARD SRVY
1.7000 Acres

Subd: 21/20 SHEPARD OSCAR + RUTH SURMAP

VALUE SUMMARY (COST APPROACH)

LAND VALUE:	32,800
BUILDING VALUE:	0
OBXF VALUE:	0
APPRAISED VALUE:	32,800
DEFERRED VALUE:	0
ASSESSED VALUE:	32,800

NOTES

PERMIT INFORMATION

Date	Status	Amount	CO Date

SALES INFORMATION

Date	Price	V/I	S	Book/Page	Valid Code
9/23/2025	10,000	V		6440/0329	N
1/12/2022	0	I		5663/0247	N
7/28/1993	0	V		1124/0423	N

Ratio: 328%

LAND DATA - MARKET VALUE

L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE
1	19	BLDGSITE	1.00000	AC	30,000			30,000	30,000
2	23	RESIDUAL	0.70000	AC	4,000			4,000	2,800
		Total Market Land	1.70000						**32,800**

OUTBUILDING DATA

CODE	DESC	AYB	EYB	GRADE	UNITS	LENGTH	WIDTH	AREA	RATE	% GOOD	% CMPLT	VALUE

Parcel: **052414**
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BUILDING DESCRIPTION

MODEL:
STORY HEIGHT:
STYLE:
CLASS:
EXTERIOR WALL:
ACTUAL YR BLT:
EFFECTIVE YR BLT:
YR REMODELED:
HEATING FUEL TYPE:
HEATING SYSTEM:
TOTAL ROOMS:
BEDROOMS:
BATHROOMS:
HALF BATHROOMS:
ADDTL FIXTURES:
FIREPLACE:
UNFINISHED AREA:
FINSHD BSMNT AREA:
FLOOR:
FOUNDATION:
INTERIOR WALL:
ROOFING TYPE:
ROOFING MATERIAL:
GRADE C&D:
CONDITION:

BUILDING SKETCH

BUILDING COMPUTATION

NEIGHBORHOOD FACTOR:
REPLACEMENT COST NEW:
PHYSICAL DEPRECIATION:
REPLACEMENT COST NEW LESS DEPR:
PERCENT COMPLETE:
FUNCTIONAL OBSOLESCENCE:
ECONOMIC OBSOLESCENCE:
HEATED AREA:
TOTAL AREA:
VALUE PER SQUARE FOOT HEATED:
VALUE PER SQUARE FOOT TOTAL:

BUILDING SECTIONS

L#	LL	1ST	2ND	3RD	DESCRIPTION	AREA	VALUE(RCN)	ACTUAL YEAR BUILT	EFFECTIVE YEAR BUILT	GRADE	CDU	% GOOD	% COMPLETE	VALUE