

LOT 172
IN OR 1842/308
FLORA PARKE 2B PB 6/255

WALKER MELISSA C & WILLIAM E
1401 GROVE POINT RD
WILMINGTON, NC 28409

2023

25-2N-28-0550-0172-0000



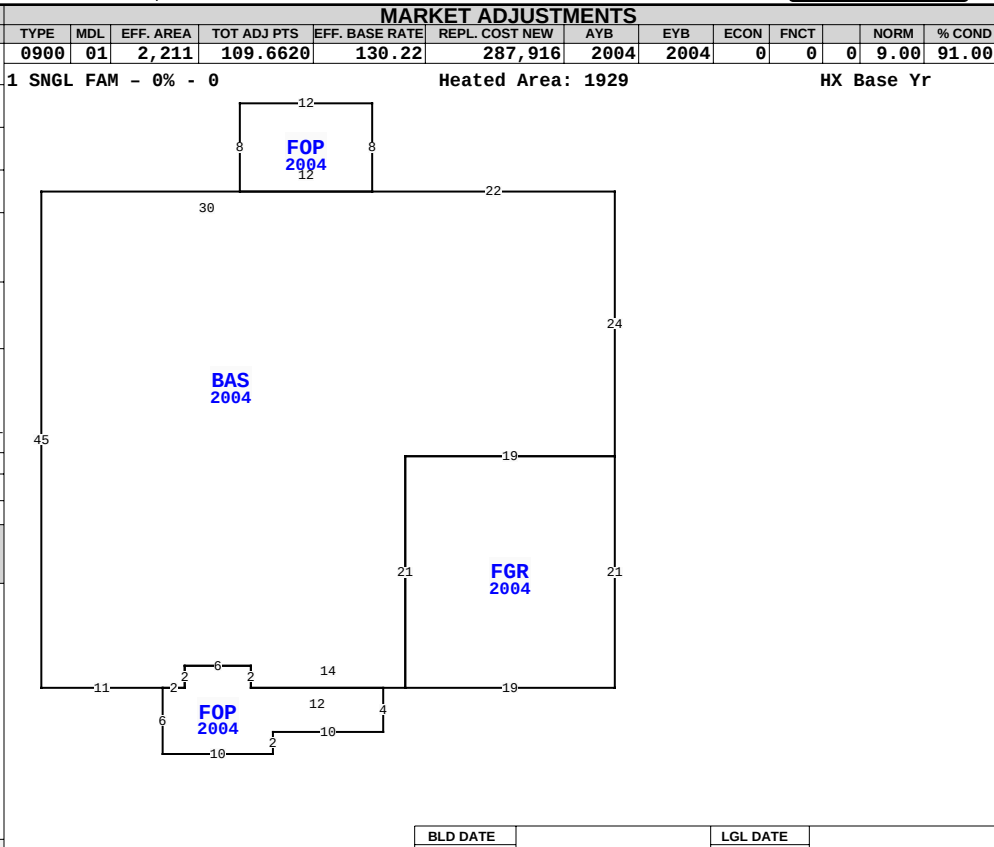
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4041.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	1,929	228,587
FGR	399	55	219	25,951
FOP	96	30	29	3,436
FOP	112	30	34	4,029
TOTALS	2,536		2,211	262,004

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	0	0	943.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0			0.00	0.00	1.00	LT	



23731 FLORA PARKE BLVD, FERNANDINA BEACH											
TOTAL OB/XF 7,332											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 4
VALUATION BY											STANDARD
Tax Group: 4											Tax Dist:
BUILDING MARKET VALUE											262,004
TOTAL MARKET OB/XF VALUE											7,332
TOTAL LAND VALUE - MARKET											65,000
TOTAL MARKET VALUE											334,336
SOH/AGL Deduction											69,669
ASSESSED VALUE											264,667
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											264,667
TOTAL JUST VALUE											334,336
NCON VALUE											0
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											268,112

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1842/0308	2/01/2013	WD	U	I	30	67,900			
GRANTOR: WALKER MELISSA COSTLO									
GRANTEE: WALKER MELISSA COST									
1262/1429	9/30/2004	WD	Q	I		168,600			
GRANTOR: SEDA CONSTRUCTION COM									
GRANTEE: COSTLOW MELISSA L									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2004] W22 FOP=[YR=2004] N8 W12 S8 E12\$ W30 S45 E11 FOP=[YR=2004] S6 E10 N2 E10 N4 W12 N2 W6 S2 W2\$ E2 N2 E6 S2 E14 FGR=[YR=2004] E19 N21 W19 S21\$ N21 E19 N24\$.											