

GRIMES JULIAN SCOTT & KIMBERLY M
6201 INGELSIDE DR
WILMINGTON, NC 28409

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CD										CONSTRUCTION									
TYPE										MDL										EFF. AREA									
TOT ADJ PTS										EFF. BASE RATE										REPL. COST NEW									
AYB										EYB										ECON									
FNCT										NORM										% COND									
VALUATION BY										STANDARD																			
Tax Group: 4										Tax Dist:																			
BUILDING MARKET VALUE										0																			
TOTAL MARKET OB/XF VALUE										0																			
TOTAL LAND VALUE - MARKET										160,000																			
TOTAL MARKET VALUE										160,000																			
SOH/AGL Deduction										26,900																			
ASSESSED VALUE										133,100																			
TOTAL EXEMPTION VALUE										0																			
BASE TAXABLE VALUE										133,100																			
TOTAL JUST VALUE										160,000																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										160,000																			
PERMIT NUM										DESCRIPTION																			
AMT										ISSUED																			
SALES DATA																													
OFF RECORD Number										DATE																			
TYPE INST										Q / V / RSN CD																			
2269/1277										4/19/2019																			
WD										Q V 02																			
GRANTOR: STOKES JANICE A VINZA																													
GRANTEE: GRIMES JULIAN SCOTT																													
0590/1269										2/20/1990																			
WD										Q V																			
GRANTOR: ALLISON LANDS INC																													
GRANTEE: VINZANT J & STOKES																													
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION										TOTAL OB/XF																			
L N										USE CODE																			
CLS										LAND USE DESCRIPTION																			
CAP										R D																			
LOC ZONE										FRONT																			
DEPTH										TOT LND UTS																			
UNIT TYPE										D T																			
DPH FACT										% COND																			
TOT ADJ										UNIT PRICE																			
ADJ UNIT PRICE										LAND VALUE																			
OTHER ADJUSTMENTS AND NOTES										YEAR																			
DENSITY										DECL																			
FRZ										YR																			
CONSRV																													
REVIEW DATE										11/22/2019																			
BY										KW																			
Total Acres: 0.00										Total Land Value: 160,000																			
Market: 0										Agricultural: 0																			
Common: 160,000										PRINTED 08/02/2023 BY SYS																			