

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

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

2024

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



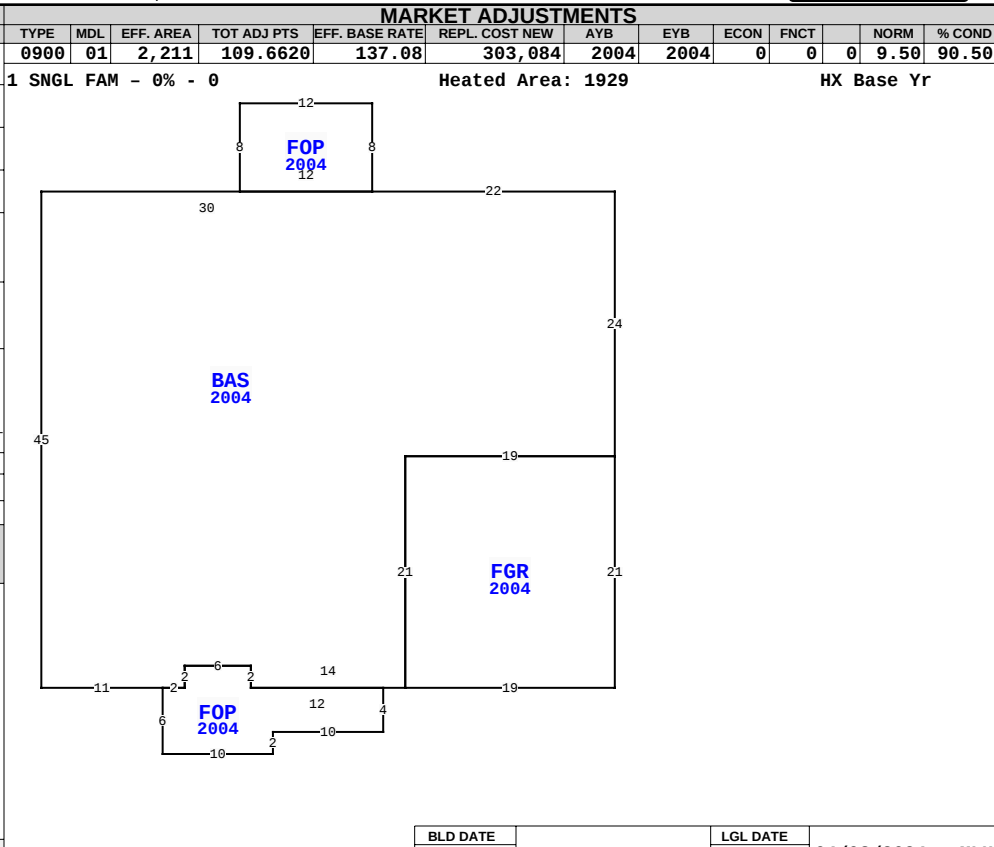
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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        | 239,306              |
| FGR       | 399              | 55          | 219          | 27,169               |
| FOP       | 96               | 30          | 29           | 3,597                |
| FOP       | 112              | 30          | 34           | 4,218                |
| TOTALS    | 2,536            |             | 2,211        | 274,291              |

| 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   |     | PUD      | 0.00  | 0.00  | 1.00        | LT        |       |



| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,199       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |           |  |               |
|---------------------------|-----------|--|---------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 4 |
| VALUATION BY              | STANDARD  |  |               |
| Tax Group: 4              | Tax Dist: |  |               |
| BUILDING MARKET VALUE     | 274,291   |  |               |
| TOTAL MARKET OB/XF VALUE  | 7,199     |  |               |
| TOTAL LAND VALUE - MARKET | 75,000    |  |               |
| TOTAL MARKET VALUE        | 356,490   |  |               |
| SOH/AGL Deduction         | 65,356    |  |               |
| ASSESSED VALUE            | 291,134   |  |               |
| TOTAL EXEMPTION VALUE     | 0         |  |               |
| BASE TAXABLE VALUE        | 291,134   |  |               |
| TOTAL JUST VALUE          | 356,490   |  |               |
| NCON VALUE                | 0         |  |               |
| INCOME VALUE              |           |  |               |
| PREVIOUS YEAR MKT VALUE   | 334,336   |  |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

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