

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

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

2025

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



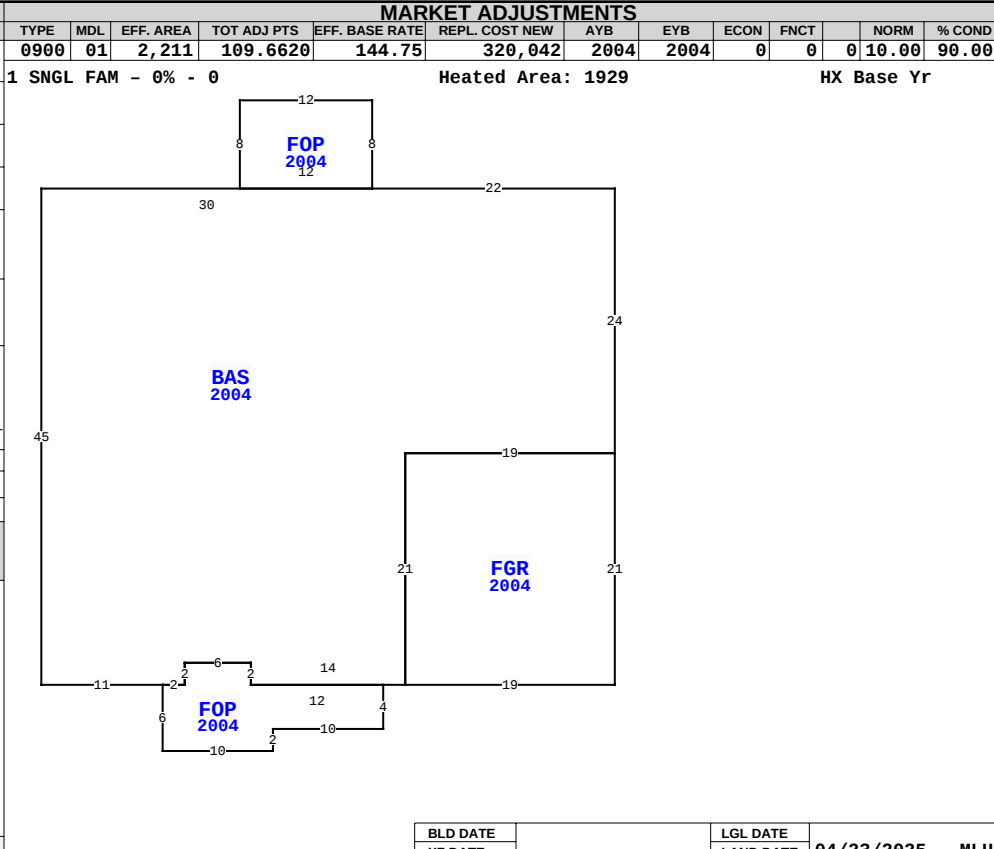
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	2004	1,929	251,301
FGR	399	55	2004	219	28,530
FOP	96	30	2004	29	3,778
FOP	112	30	2004	34	4,430
TOTALS	2,536			2,211	288,038

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		PUD	0.00	0.00	1.00



TOTAL OB/XF									
7,115									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	288,038		
TOTAL MARKET OB/XF VALUE	7,115		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	380,153		
SOH/AGL Deduction	59,906		
ASSESSED VALUE	320,247		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	320,247		
TOTAL JUST VALUE	380,153		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	356,490		

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	I	30
GRANTOR: WALKER MELISSA COSTLO					SALE PRICE
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\$.									