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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

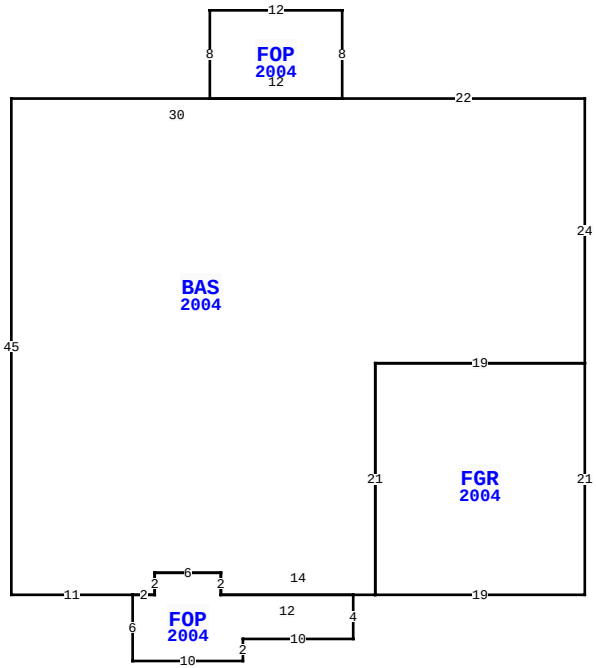
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	236,853
FGR	399	55	2004	219	26,890
FOP	96	30	2004	29	3,561
FOP	112	30	2004	34	4,174
TOTALS	2,536			2,211	271,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,211	98.6958	137.19	303,327	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 0% - 0 Heated Area: 1929 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

23731 FLORA PARKE BLVD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	271,478
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	359,488
SOH/AGL Deduction	7,216
ASSESSED VALUE	352,272
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,272
TOTAL JUST VALUE	359,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,153

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$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 01/06/2023 BY DJA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS