PT OR 769 PG 667

HAMBY JERRY E & PHYLLIS R
38949 ROGERS LANE
DEXTER, OR 97431

2023

20-4N-25-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

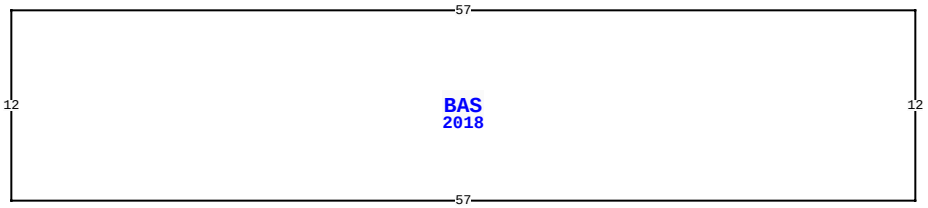
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100	684	10,030
TOTALS	684		684	10,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	684	75.2000	48.88	33,434	1969	1969	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 684 HX Base Yr



47076 HARMONY DR, HILLIARD

BLD DATE	06/12/2012	JH	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	10,030
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	279,100
TOTAL MARKET VALUE	91,745
SOH/AGL Deduction	0
ASSESSED VALUE	91,745
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	91,745
TOTAL JUST VALUE	295,130
NCON VALUE	16,030
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0769/0667	8/26/1996	WD	U	I	09	17,000
GRANTOR: BARNETT BANK OF JACKS						
GRANTEE: HAMBY JERRY E & PHY						
0715/0653	10/05/1994	CT	U	I	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: BARNETT BANK OF JAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W57 S12 E57 N12$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	005000	C	RURAL HOME	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	13.94	AC		1.00	1.00	1.00	410.00	410.00	5,715							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	13.94	AC		1.00	1.00	1.00	15,000.00	15,000.00	209,100							

REVIEW DATE 12/02/2019 BY KBA Total Acres: 15.94 Total Land Value: 75,715 Market: 209,100 Agricultural: 5,715 Common: 70,000 PRINTED 08/02/2023 BY SYS