

LOT 175
HAMPTON LAKES PHASE V-A
OR 2409/1745

KOLB JACCI LOUISE & KEVIN MATTHEW
7227 PARK TERRACE DR NE
KEIZER, OR 97303

2024

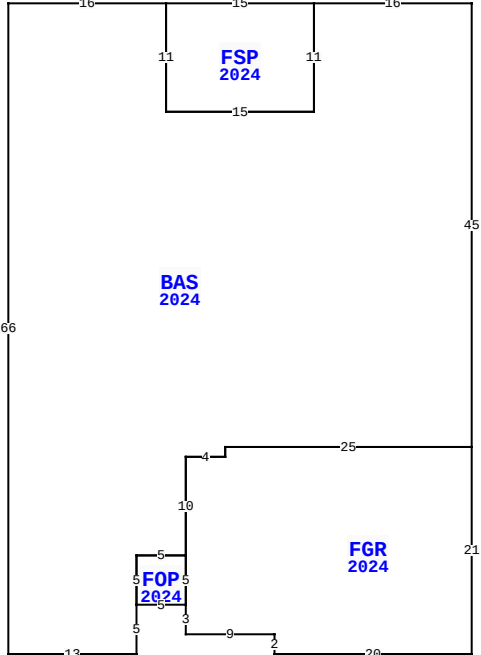
13-2N-27-0724-0175-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	254,580
FGR	587	55	323	36,034
FOP	25	30	8	892
FSP	165	40	66	7,363
TOTALS	3,059		2,679	298,869

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	117.4320	111.56	298,869	2023	2023	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2024 Heated Area: 2282 HX Base Yr											
											

84770 FALL RIVER PKWY, FERNANDINA BEACH, FL 32034

L N	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	0855	CONC PAVER	0	0	0	962.00	SF	10.00	10.00	100	2024	2023		100	9,620	

LAND DESCRIPTION										TOTAL OB/XF								9,620	
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	LA VA		
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00			
REVISED DATE: 10/10/2022 BY: mmm TOTAL: 0.00 TOTAL LND: 1.00 TOTAL OB: 0.00 TOTAL ADJ: 0.00 TOTAL UNIT PRICE: 75,000.00 TOTAL ADJ UNIT PRICE: 75,000.00																			

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4			
VALUATION SUMMARY												STANDARD			
VALUATION BY												STANDARD			
Tax Group: 4												Tax Dist:			
BUILDING MARKET VALUE												298,869			
TOTAL MARKET OB/XF VALUE												9,620			
TOTAL LAND VALUE - MARKET												75,000			
TOTAL MARKET VALUE												383,489			
SOH/AGL Deduction												0			
ASSESSED VALUE												383,489			
TOTAL EXEMPTION VALUE												0			
BASE TAXABLE VALUE												383,489			
TOTAL JUST VALUE												383,489			
NCON VALUE												308,489			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												75,000			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012942	CO ISSUED		10/06/2023
22010801	NEW CONSTR	376,981	07/15/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2681/79	11/14/2023	SW	Q	I	01	407,500	
GRANTOR: LENNAR HOMES LLC							
GRANTEE: KOLB JACCI LOUISE &							
2607/1241	12/07/2022	SW	U	V	37	615,900	
GRANTOR: AG ESSENTIAL HOUSING							
GRANTEE: LENNAR HOMES LLC							

BUILDING NOTES											
BAS=[YR=2024;ORIG=67,30] W16 S11 W15 N11 W16 S66 E13 N5 N5 E5 N10 E4 N1 E25 N45 \$											
FGR=[YR=2024;ORIG=67,75] W25 S1 W4 S10 S5 S3 E9 S2 E20 N21 \$											
FSP=[YR=2024;ORIG=51,30] W15 S11 E15 N11 \$											
FOP=[YR=2024;ORIG=38,86] W5 S5 E5 N5 \$											