

LOT 13
HARBOR CONCOURSE PHASE 1
PB 8/116

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

2024

29-2N-28-0115-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,727	100	1,727	193,401
FGR	440	55	242	27,101
FOP	42	30	13	1,456
FSP	108	40	43	4,815
PTO	416	5	21	2,351
TOTALS	2,733		2,046	229,125

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	0	0	0	100.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,046	121.5249	115.45	236,211	2016	2016	0	0	3.00	97.00
1 SINGLE FAM - 0% - 2023 Heated Area: 1727 HX Base Yr											
81051 LEESIDE CT, FERNANDINA BEACH											

TOTAL OB/XF											
6,325											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		229,125	
TOTAL MARKET OB/XF VALUE		6,325	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		310,450	
SOH/AGL Deduction		0	
ASSESSED VALUE		310,450	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		310,450	
TOTAL JUST VALUE		310,450	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		300,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631859	CO ISSUED	0	06/15/2016
B1631859	NEW CONSTR	216,917	02/25/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2594/1100	9/26/2022	WD Q	I	I	02
GRANTOR: OPENDOOR PROPERTY TRU					410,000
GRANTEE: KOLB KEVIN MATTHEW					
2567/0142	5/27/2022	WD U	I	I	37
GRANTOR: MILLER BRENT SCOTT &					404,900
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2021] N16 W26 S16 E26\$ BAS=[YR=2016] W12 FSP=[YR=2016] W14 S8 E11 U3 R3 N5 \$ S5 D3 L3 W11 N16 W14 S63 E13 N8 FOP=[YR=2016] E7FGR=[YR=2016] S11 E20 N22 W20 S11\$ N6 W7 S6 \$ N6 E7 N5 E20 N36 \$.											