

UNIT 8  
IN OR 1595/1840  
THE COLONY CONDO OR 653/712

BLAYLOCK PAUL MD PC  
4500 NW MALHUER AVE  
PORTLAND, OR 97229

2025

00-00-30-019C-0008-0000

BUILDING CHARACTERISTICS				MARKET ADJUSTMENTS										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	01	92300		1,149			1991	1991	100	100	0	
Recreation	POOL	POOL 100												
Recreation	TENNIS CT	TENNIS CT 100												
Location	CORNER	CORNER 100												
View Lump	PROJECT	PROJECT 100												
Balcony	FOP	FOP 100												
Parking 2	CAR GAR	2 CAR GAR 100												
Bedrooms		2 100												
Bathrooms		2 100												
Oth Rooms		2 100												
1 CONDO - 0% - 0														
HX Base Yr														
Quality	03	Quality Level 03												
DOR CODE	0400	CONDOMINIUM												
MAP NUM		MKT AREA	03											
NEIGHBORHOOD/LOC	3017.00													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	1,149			1,149										

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VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 8		Tax Dist:			
BUILDING MARKET VALUE		300,000			
TOTAL MARKET OB/XF VALUE		0			
TOTAL LAND VALUE - MARKET		0			
TOTAL MARKET VALUE		300,000			
SOH/AGL Deduction		14,687			
ASSESSED VALUE		285,313			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		285,313			
TOTAL JUST VALUE		300,000			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		307,000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1595/1840	12/05/2008	WD Q	Q I		190,000
GRANTOR: NOWLIN LARRY A & JULI					
GRANTEE: BLAYLOCK PAUL MD PC					
1369/1782	11/29/2005	WD Q	Q I		225,000
GRANTOR: NORDMANN WILLIAM E					
GRANTEE: NOWLIN LARRY A & JU					
BUILDING NOTES					
BUILDING DIMENSIONS					

LAND DESCRIPTION										TOTAL OB/XF														
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
4735 GULFSTREAM CT, FERNANDINA BEACH																								
0																								