LOT 30
HAMPTON LAKES PHASE V-A
OR 2409/1745

ROGERS JENNIFER K & RICHARD T
1402 FLINTLOCK ST
SILVERTON, OR 97381

2025

13-2N-27-0724-0030-0000

BUILDING CHARACTERISTICS

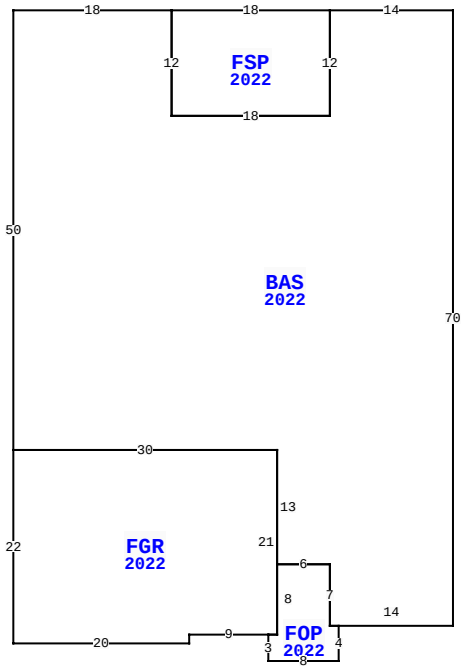
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2022	2,642	301,680
FGR	650	55	2022	358	40,879
FOP	73	30	2022	22	2,512
FSP	216	40	2022	86	9,820
TOTALS	3,581			3,108	354,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	114.7608	114.76	356,674	2022	2022	0	0	0	0.50	99.50

1 SINGLE FAM – 0% - 2023 Heated Area: 2642 HX Base Yr



BLD DATE	03/06/2023	NW	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85108 POPLAR BREEZE WAY, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	354,891
TOTAL MARKET OB/XF VALUE	13,890
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	443,781
SOH/AGL Deduction	0
ASSESSED VALUE	443,781
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,781
TOTAL JUST VALUE	443,781
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,967

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017541	CO ISSUED	0	11/29/2022
22004049	NEW CONSTR	439,055	03/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2606/0570	11/30/2022	SW	Q	I	01	458,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: ROGERS JENNIFER KAY						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W14 FSP=[YR=2022] W18 S12 E18 N12$ S12 W18 N12 W18 S50 FGR=[YR=2022] S22 E20 N1 E9 FOP=[YR=2022] S3 E8 N4 W1 N7 W6 S8 W1$ E1 N21 W30$ E30 S13 E6 S7 E14 N70 $.

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	0855	CONC PAVER	0	0	0	0	860.00	SF	10.00	10.00	100	2022	2022	3	99	8,514	
2	0462	ST/AL FNC	0	0	0	0	504.00	SF	10.00	10.00	100	2022	2022	3	95	4,788	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	

LAND DESCRIPTION

TOTAL OB/XF 13,890

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	75,000.00	75,000.00	75,000							

REVIEW DATE 03/01/2023 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS