LOT 87
TIMBERLAKE PHASE 2 PBK 8/147

ROGERS RICHARD T & JENNIFER KAY
1402 FLINTLOCK STREET
SILVERTON, OR 97381

2026

29-2N-28-0100-0087-0000

BUILDING CHARACTERISTICS

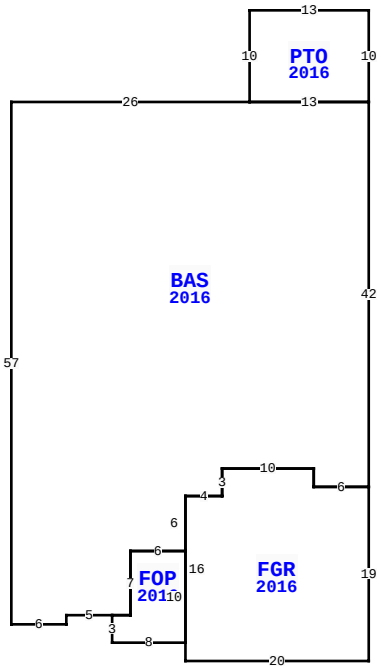
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4144.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100	2016	1,852	214,595
FGR	396	55	2016	218	25,260
FOP	66	30	2016	20	2,317
PTO	130	5	2016	6	695
TOTALS	2,444			2,096	242,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,096	114.9540	120.70	252,987	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2023 Heated Area: 1852 HX Base Yr



95241 TANGLEWOOD DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	242,868
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	327,868
SOH/AGL Deduction	0
ASSESSED VALUE	327,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	327,868
TOTAL JUST VALUE	327,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632132	CO ISSUED	0	10/10/2016
B1632132	NEW CONSTR	222,294	04/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2586/0827	8/24/2022	WD	Q	I	01	420,000
GRANTOR: MORRIS CHRISTOPHER G						
GRANTEE: ROGERS RICHARD THOM						
2386/0001	8/14/2020	WD	Q	I	01	261,000
GRANTOR: MCGLAUGHLIN ALEC S &						
GRANTEE: MORRIS CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W13 S10 BAS=[YR=2016] W26 S57 E6 N1 E5 FOP=[YR=2016] S3 E8 FGR=[YR=2016] S2 E20 N19 W6 N2 W10 S3 W4 S16$ N10 W6 S7 W2$ E2 N7 E6 N6 E4 N3 E10 S2 E6 N42 W13$ E13 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	85,000.00	85,000.00	85,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS