

LOT 21
ESMT IN OR 740 PG 134
OCEAN SOUND PB 5/295

HAMILTON JOHN R & TERIA A
4850 TEAKWOOD LN
BEAUMONT, TX 77706

2024

00-00-31-155S-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	769	100	769	108,964
FGR	556	55	306	43,359
FOP	360	30	108	15,303
FOP	360	30	108	15,303
FOP	360	30	108	15,303
FOP	360	30	108	15,303
FST	25	55	14	1,983
FST	25	55	14	1,983
FUS	1,325	100	1,325	187,747
TOTALS	4,140		2,860	405,251

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,441.00	SF	4.00	4.00	
2	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	
3	0861	POOL GUNIT	0	0	0	0	288.00	SF	85.00	85.00	
4	0855	CONC PAVER	0	0	0	0	940.00	SF	10.00	10.00	
5	0476	VF 6 SBPL	0	0	0	0	72.00	LF	32.00	32.00	

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	0003	R-1	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
0900	01	2,860	118.0828	147.60	422,136	2014	2014	0	0	4.00	96.00
1 SNGL FAM - 0% - 2024 Heated Area: 2094 HX Base Yr											

TOTAL OB/XF											
54,096											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 2
VALUATION BY											STANDARD
Tax Group: 2											Tax Dist:
BUILDING MARKET VALUE											405,251
TOTAL MARKET OB/XF VALUE											54,096
TOTAL LAND VALUE - MARKET											343,750
TOTAL MARKET VALUE											803,097
SOH/AGL Deduction											0
ASSESSED VALUE											803,097
TOTAL EXEMPTION VALUE											0
BASE TAXABLE VALUE											803,097
TOTAL JUST VALUE											803,097
NCON VALUE											0
INCOME VALUE											0
PREVIOUS YEAR MKT VALUE											785,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211207	SWIM POOL	0	03/30/2021
20132887	H/AC	6,640	12/27/2013
20132436	NEW CONSTR	273,000	10/18/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2278/1152	5/30/2019	WD	Q	I	01	569,000	
GRANTOR: MODAHL BRUCE K & JACK							
GRANTEE: HAMILTON JOHN R & T							
0740/1476	10/04/1995	WD	Q	V		42,000	
GRANTOR: CHAMPION THOMAS D & T							
GRANTEE: MODAHL BRUCE K & JA							

BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2014] W45 S8 BAS=[YR=2014] S30 FOP=[YR=2014] S8 E45 N8 FGR=[YR=2014] N23 W14 N3 W9 FST=[YR=2014] W5 S5 E5 N5\$ S26 E23\$ W45\$ E22 N21 W5 N5 E14 S3 E14 N7 W45\$ E45 N8\$ PTR=E15FOP=[YR=2014] E45 S8 FUS=[YR=2014] S30 FOP=[YR=2014] S8 W45 N8 E45\$ W45 N30 E25 FST=[YR=2014] E5S5W5N5\$ S5 E5 N5 E15\$W45 N8\$ W15\$.											