

LOT 100
 ESMT IN OR 55/575 &
 ESMT IN OR 1831/1628

TEIFER DAVID A & JENNIFER
 164 TEAKWOOD LN
 MOORSVILLE, NC 28117

2025

00-00-31-134A-0100-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	3.	3.	100
Units	0	100	
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1050.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAL	499	15	2022
FCP	1,362	25	2022
FGR	288	55	2022
FOP	78	30	2022
FUS	540	100	2022
FUS	1,368	100	2022
STR	60	10	2022
STR	76	10	2022
TOTALS	4,271		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	12	2,518	220.4160	348.26	876,919	2022	2022	0	0	0.50	99.50
2 SFR CUST - 0% - 2025											
Heated Area: 1908											
HX Base Yr											
BLD DATE		XF DATE		INC DATE		LGL DATE	04/24/2025	MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			872,534
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			950,000
TOTAL MARKET VALUE			1,822,534
SOH/AGL Deduction			0
ASSESSED VALUE			1,822,534
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,822,534
TOTAL JUST VALUE			1,822,534
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,336,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222505	INGROUND POOL	50,000	01/05/2023
20190401	NEW CONSTR	302,243	08/22/2019
20190007	DEMOLITION	0	03/12/2019
20122542	ADD DECK 35.5X12	1,200	12/19/2012
20051821	REPAIR SIDING	1,000	05/18/2005
20051785	REROOF W/50YR SHN	3,000	05/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2702/1265	3/28/2024	WD	Q / I	01	2,270,000	
GRANTOR: KLIMAN MARILYN J						
GRANTEE: TEIFER DAVID A & JE						
1903/0969	2/13/2014	SW	Q / I	02	275,000	
GRANTOR: LOTT DONALD B & TEDDY						
GRANTEE: KLIMAN MARILYN J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											
FCP=[YR=2022] W30 S55 E30 N18 FGR=[YR=2022] N18 W16 S18 E16\$ W16 N18 E16 N19\$ PTR=E15 BAL=[YR=2022] E5 STR=[YR=2022] E15 S4 FUS=[YR=2022] E15 S49 FOP=[YR=2022] S6 W13 N6 E13 \$ W13 N6 W17 N43 E15\$ W15 N4\$ S47 E17 S12 W3 STR=[YR=2022] S4 W19 N4 E19\$ W19 N59\$ W15\$ PTR=E65 FUS=[YR=2022] E18 S30 W18 N30\$ W65\$.											

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000120	C	RES OCEAN	0	0002	R-2	50.00	100.00	50.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	950,000							