

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

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

2025

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. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	769	100	2014	769	114,470
FGR	556	55	2014	306	45,550
FOP	360	30	2014	108	16,076
FOP	360	30	2014	108	16,076
FOP	360	30	2014	108	16,076
FOP	360	30	2014	108	16,076
FST	25	55	2014	14	2,084
FST	25	55	2014	14	2,084
FUS	1,325	100	2014	1,325	197,234
TOTALS	4,140			2,860	425,728

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

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0003	R-1	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,860	118.0828	155.87	445,788	2014	2014	0	0
1 SNGL FAM - 0% - 2024									
Heated Area: 2094									
HX Base Yr									

998 OCEAN OVERLOOK DR, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					425,728				
TOTAL MARKET OB/XF VALUE					53,462				
TOTAL LAND VALUE - MARKET					506,250				
TOTAL MARKET VALUE					985,440				
SOH/AGL Deduction					102,033				
ASSESSED VALUE					883,407				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					883,407				
TOTAL JUST VALUE					985,440				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					803,097				

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\$.									