

UNIT 4A
SEA CHASE @ OCEAN VILLAGE
CONDO PHASE #4 OR 742/722

PEYTON JAMES D & EMILY C
1436 BERA CHURCH ROAD
LEBANON, TN 37087

2025

00-SB-30-194D-004A-0000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS											NASSAU COUNTY PROPERTY	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	1943100		1,889				1996	1996	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 0% - 0											HX Base Yr
Location	END	END 100												
View	OCEAN	OCEAN 100												
Desirability	NORTH	FLAT NORTH 100												
Balcony	FOP/PATIO	FOP/PATIO 100												
Parking	ATT GARAGE	ATT GARAGE 100												
Bedrooms		3 100												
Bathrooms		3 100												
Oth Rooms		2 100												
Quality	04	Quality Level 04												
DOR CODE	0400	CONDOMINIUM												
MAP NUM		MKT AREA	03											
NEIGHBORHOOD/LOC		3020.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
TOTALS	1,889			1,889										

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,277,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,277,000
SOH/AGL Deduction		136,466
ASSESSED VALUE		1,140,534
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,140,534
TOTAL JUST VALUE		1,277,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,182,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003141	REMODEL KITCHEN C	90,000	03/19/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0253	3/22/2019	WD	Q	I	01	862,500
GRANTOR: MCHUGH LIND & NEIL PE						
GRANTEE: PEYTON JAMES D & EM						
1648/0129	10/30/2009	WD	U	I	30	100
GRANTOR: MCHUGH NEIL R & LINDA						
GRANTEE: MCHUGH NEIL R & LIN						

EXTRA FEATURES		TOTAL OB/XF														
L N	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
															0	

BUILDING NOTES	

BUILDING DIMENSIONS	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV