

LOT 129
TIMBER CREEK PLANTATION #2
PB 7/165

GOUGHNOUR MATTHEW G & JODIE LYNNE
76432 TIMBER CREEK BLVD
YULEE, FL 32097

2023

11-2N-26-2051-0129-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 05
NEIGHBORHOOD/LOC	5005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2,180	197,132
FEP	250	80	200	18,085
FGR	717	55	394	35,629
FOP	55	30	16	1,447
FOP	165	30	50	4,522
PTO	9	5	0	0
PTO	176	5	9	814
TOTALS	3,552		2,849	257,628

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	100	0	0	1,332.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	37	3	111.00	SF	6.50	6.50	
3	0861	POOL GUNIT	0	100	0	0	191.00	SF	85.00	85.00	
4	0910	SCRN RM L	0	100	0	0	1,008.00	SF	15.00	15.00	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
6	0845	KOOL DECK	0	100	0	0	816.00	SF	7.25	7.25	
7	0351	CARPORT MT	0	100	16	12	192.00	SF	10.00	10.00	
8	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100	0003		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		
0100	01	2,849	112.8960	101.89	290,285	2007	2007	0	0	0	11.25	88.75	
1 SINGLE FAM - 100% - 2019 Heated Area: 2180 HX Base Yr 2019													
76432 TIMBERCREEK BLVD, YULEE													

BLD DATE	02/12/2008	KK	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		257,628	
TOTAL MARKET OB/XF VALUE		28,568	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		341,196	
SOH/AGL Deduction		80,679	
ASSESSED VALUE		260,517	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		210,517	
TOTAL JUST VALUE		341,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21875	ENCLOSURE	10,500	09/01/2008
B21783	SWIM POOL	25,995	08/01/2008
M12245	MECH OTHER	0	11/01/2006
C18679	CO ISSUED	0	10/01/2006
B18679	NEW CONSTR	208,098	10/01/2006
E18246	ELEC OTHER	1,500	10/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2370/0192	5/14/2020	QC	U	I	11
GRANTOR: GOUGHNOUR MATHEW G &					
GRANTEE: GOUGHNOUR MATTHEW G					
2207/1163	6/29/2018	WD	Q	I	01
GRANTOR: MONTGOMERY DONNA H					
GRANTEE: GOUGHNOUR MATHEW G					

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2008] W16 S1 FEP=[YR=2007] W25 FOP=[YR=2008] N1 W15 S11 E7 BAS=[YR=2007] S41 PTO=[YR=2007] W3 S3FGR=[YR=2007] W7 S23 E31 N25 W2 S2 W22\$ E3 N3\$ S3 E19 N2 E2 S3 E8 FOP=[YR=2007] S5 E11 N5 W11\$ E20 N45 W49\$ E8 N10\$ S10 E25 N10\$ S10 E16 N11\$. .											