

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	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	YEAR
BAS	2,180	100	2007
FEP	250	80	2007
FGR	717	55	2007
FOP	55	30	2007
FOP	165	30	2008
PTO	9	5	2007
PTO	176	5	2008
TOTALS	3,552		

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	112.90	321,652	2007	2007	0	0	12.75	87.25

1 SINGLE FAM - 100% - 2019 Heated Area: 2180 HX Base Yr 2019

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			280,641
TOTAL MARKET OB/XF VALUE			25,057
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			360,698
SOH/AGL Deduction			84,583
ASSESSED VALUE			276,115
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			225,393
TOTAL JUST VALUE			360,698
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,591

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	SALE PRICE
2370/0192	5/14/2020	QC	U	I	11	100

GRANTOR: GOUGHNOUR MATHEW G &
GRANTEE: GOUGHNOUR MATTHEW G
2207/1163 6/29/2018 WD Q I 01 268,000
GRANTOR: MONTGOMERY DONNA H
GRANTEE: GOUGHNOUR MATHEW G

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	100	0	1,332.00	SF	4.00	4.00	100	2007
2	0810	CONCRETE A	0	100	37	111.00	SF	6.50	6.50	100	2007
3	0861	POOL GUNIT	0	100	0	191.00	SF	85.00	85.00	100	2008
4	0910	SCRN RM L	0	100	0	1,008.00	SF	15.00	15.00	100	2008
5	0871	POOL HTR R	0	100	0	1.00	UT	2,000.00	2,000.00	100	2008
6	0845	KOOL DECK	0	100	0	816.00	SF	7.25	7.25	100	2008
7	0351	CARPORT MT	0	100	16	192.00	SF	10.00	10.00	100	2008
8	0940	SHEDS/PORT	0	100	8	96.00	SF	30.00	30.00	100	2008

TOTAL OB/XF												25,057												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES											
BLD DATE 02/12/2008 KK LGL DATE XF DATE LAND DATE INC DATE AG DATE											
76432 TIMBERCREEK BLVD, YULEE											
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\$. .											