LOT 129
TIMBER CREEK PLANTATION #2
PB 7/165

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

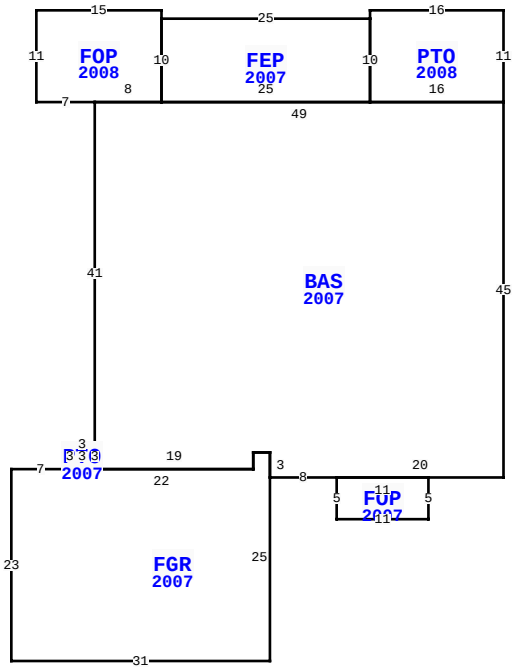
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,180	100	2007	2,180	223,531
FEP	250	80	2007	200	20,507
FGR	717	55	2007	394	40,400
FOP	55	30	2007	16	1,641
FOP	165	30	2008	50	5,127
PTO	9	5	2007	0	0
PTO	176	5	2008	9	923
TOTALS	3,552			2,849	292,128

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	118.54	337,720	2007	2007	0	0	0	13.50	86.50

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	04/09/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		292,128
TOTAL MARKET OB/XF VALUE		47,878
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		394,006
SOH/AGL Deduction		110,436
ASSESSED VALUE		283,570
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,159
TOTAL JUST VALUE		394,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,698

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						

BUILDING NOTES

EXTRA FEATURES

LN	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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	
4	0910	SCRN RM L	0	100	0	0	1,008.00	SF	15.00	15.00	100	2008	2008	3	27	4,082	
7	0351	CARPORT MT	0	100	16	12	192.00	SF	10.00	10.00	100	2008	2008	3	27	518	
8	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	2008	2008	3	27	778	

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$ . .

LAND DESCRIPTION

TOTAL OB/XF 47,878

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	54,000.00	54,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS