PT OF SE1/4 OF SE1/4
IN OR 1911/1390
EX 13-4 13-7 & 13-9

LONGENECKER NORMA KAYE
4767 THICKET TL
HILLIARD, FL 32046

**2025**

**23-2N-23-0000-0013-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 |
| Quality | 03 | Quality Level 03 |

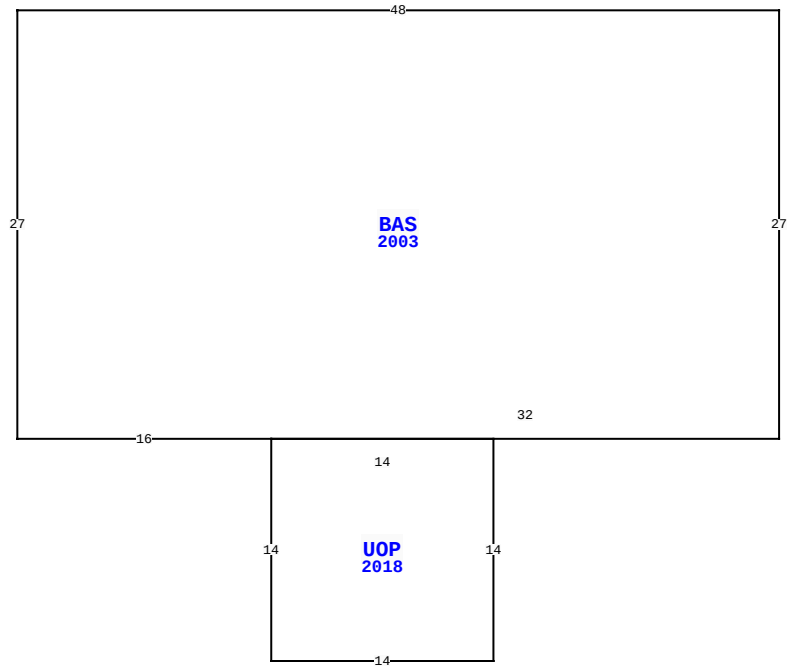
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,296 | 100 | 2003 | 1,296 | 64,774 |
| UOP | 196 | 25 | 2018 | 49 | 2,449 |
| TOTALS | 1,492 | | | 1,345 | 67,223 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,345 | 117.6000 | 99.96 | 134,446 | 2003 | 2003 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2014 Heated Area: 1296 HX Base Yr 2014




| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

4767 THICKET TR, HILLIARD

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 67,223 |
| TOTAL MARKET OB/XF VALUE | | 8,568 |
| TOTAL LAND VALUE - MARKET | | 120,300 |
| TOTAL MARKET VALUE | | 196,091 |
| SOH/AGL Deduction | | 109,215 |
| ASSESSED VALUE | | 86,876 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 31,154 |
| TOTAL JUST VALUE | | 196,091 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 170,967 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P036599 | MH MOVE-ON | 0 | 01/04/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1911/1390 | 4/09/2014 | WD | U | I | 11 | 100 |
| GRANTOR: LONGENECKER NORMA KAY | | | | | | |
| GRANTEE: LONGENECKER NORMA K | | | | | | |
| 1780/0020 | 1/17/2012 | QC | U | I | 11 | 100 |
| GRANTOR: SUMMEY MICHAEL E & NO | | | | | | |
| GRANTEE: SUMMEY MICHAEL E & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W48 S27 E16 UOP=[YR=2018] S14 E14 N14 W14$ E32 N27$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2003 | 2003 | 3 | 86 | 3,010 | |
| 2 | 0200 | BARN WD 0- | 0 | 100 | 38 | 25 | 950.00 | SF | 11.25 | 11.25 | 100 | 2009 | 2009 | 3 | 52 | 5,558 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,568

| 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 | 000100 | C | RES | 100 | 0007 | OR | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 120,300 | | | | | | | |

REVIEW DATE 05/15/2020 BY TWA Total Acres: 4.01 Total Land Value: 120,300 Market: 0 Agricultural: 0 Common: 120,300 PRINTED 07/30/2025 BY SYS