

IN OR 2460/1963
EX 2-9 & 2-10

KING LAWSON WILLIS L/E & BERNADETTE MURVEL L/E/
23896 FAMILY LANE
HILLIARD, FL 32046

2023

05-2N-23-0000-0002-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	20	FACE BRICK 100								0900	01	3,190	116.0166	137.77	439,486	2006	2006		0		0	12.00	88.00	VALUATION BY																															
Roof Structur	08	IRREGULAR 100								1 SNGL FAM - 100% - 2007										Heated Area: 2701										HX Base Yr 2007										STANDARD															
Roof Cover	03	COMP SHNGL 100																																						Tax Group: 6								Tax Dist:							
Interior Wall	05	DRYWALL 100																																						BUILDING MARKET VALUE								386,748							
Interior Floo	11	CLAY TILE 70																																						TOTAL MARKET OB/XF VALUE								34,754							
Interior Floo	14	CARPET 30																																						TOTAL LAND VALUE - MARKET								258,285							
Air Condition	03	CENTRAL 100																																						TOTAL MARKET VALUE								454,081							
Heating Type	04	AIR DUCTED 100																																						SOH/AGL Deduction								235,363							
Bedrooms		3 100																																						ASSESSED VALUE								218,718							
Bathrooms		3 100																																						TOTAL EXEMPTION VALUE								HX HB 50,000							
Frame	02	WOOD FRAME 100																																						BASE TAXABLE VALUE								168,718							
Stories	1.	1. 100																																						TOTAL JUST VALUE								679,787							
Units		0 100																																						NCON VALUE								0							
Occupancy	00	NONE 100																																						INCOME VALUE															
																						PREVIOUS YEAR MKT VALUE								372,315																									