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

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

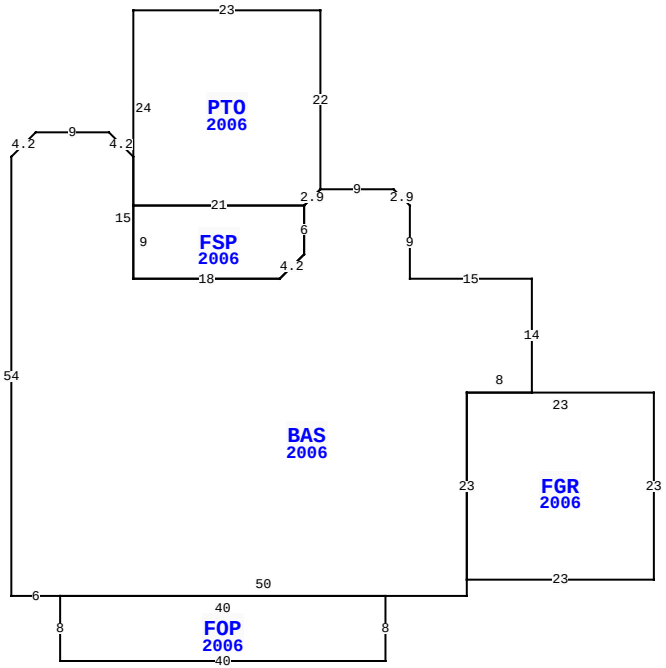
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,701	100	2,701	341,757
FGR	529	55	291	36,820
FOP	320	30	96	12,147
FSP	185	40	74	9,363
PTO	550	5	28	3,543
TOTALS	4,285		3,190	403,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,190	116.0166	145.02	462,614	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2007 Heated Area: 2701 HX Base Yr 2007



23896 FAMILY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		403,631
TOTAL MARKET OB/XF VALUE		33,692
TOTAL LAND VALUE - MARKET		258,285
TOTAL MARKET VALUE		469,972
SOH/AGL Deduction		244,700
ASSESSED VALUE		225,272
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,272
TOTAL JUST VALUE		695,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		679,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C17068	CO ISSUED	246,000	04/01/2006
E17088	ELEC OTHER	3,500	04/01/2006
M11367	MECH OTHER	0	04/01/2006
B17068	NEW CONSTR	246,000	04/01/2006
P10821	OTHER	0	03/01/2006
8439	GARAGE	10,608	10/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2460/1963	5/12/2021	LE	U	I	11	100
GRANTOR: KING WILLIS LAWSON &						
GRANTEE: KING CATHERINE CICI						
2460/1961	5/11/2021	QC	U	I	11	100
GRANTOR: KING LAWSON W						
GRANTEE: KING WILLIS LAWSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 N9 L2 U2 W9 PTO=[YR=2006] N22 W23 S24 FSP=[YR=2006] S9 E18 R3 U3 N6 W21$ E21 U2 R2 $ L2 D2 S6 D3 L3 W18 N15 L3 U3 W9 L3 D3 S54 E6 FOP=[YR=2006] S8 E40 N8 W40$ E50 N2 FGR=[YR=2006] E23 N23 W23 S23$ N23 E8 N14$.

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	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1992	1992	3	64	15,974	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
3	0812	CONCRETE C	0	100	0	0	2,965.00	SF	4.00	4.00	100	2006	2006	3	87	10,318	
4	0940	SHEDS/PORT	0	100	8	8	64.00	SF	22.50	22.50	100	2006	2006	3	27	389	
5	0350	CARPORT WD	0	100	30	18	540.00	SF	13.00	13.00	100	2012	2012	3	55	3,861	

LAND DESCRIPTION

TOTAL OB/XF 33,692

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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.01	AC		1.00	1.00	1.00	415.00	415.00	2,079							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	190.00	190.00	570							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.01	AC		1.00	1.00	1.50	19,000.00	28,500.00	228,285							

REVIEW DATE 04/15/2020 BY TWA Total Acres: 9.01 Total Land Value: 32,649 Market: 228,285 Agricultural: 2,649 Common: 30,000 PRINTED 08/06/2024 BY SYS