

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

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

2025

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



| BUILDING CHARACTERISTICS |    |                |                          |     |           |             |                |                |      | MARKET ADJUSTMENTS |      |      |                   |       |        |                   |  |  |  | NASSAU COUNTY PROPERTY |  |  |                           |  |  |  |  |  |  |
|--------------------------|----|----------------|--------------------------|-----|-----------|-------------|----------------|----------------|------|--------------------|------|------|-------------------|-------|--------|-------------------|--|--|--|------------------------|--|--|---------------------------|--|--|--|--|--|--|
| ELEMENT                  | CD | CONSTRUCTION   | TYPE                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB                | ECON | FNCT |                   | NORM  | % COND | PAGE 1 of 1       |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
| Exterior Wall            | 20 | FACE BRICK 100 | 0900                     | 01  | 3,190     | 116.0166    | 153.14         | 488,517        | 2006 | 2006               | 0    | 0    | 0                 | 13.50 | 86.50  | VALUATION SUMMARY |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
| Roof Structure           | 08 | IRREGULAR 100  | 1 SNGL FAM - 100% - 2007 |     |           |             |                |                |      |                    |      |      | Heated Area: 2701 |       |        |                   |  |  |  |                        |  |  | STANDARD                  |  |  |  |  |  |  |
| Roof Cover               | 03 | COMP SHNGL 100 |                          |     |           |             |                |                |      |                    |      |      | HX Base Yr 2007   |       |        |                   |  |  |  |                        |  |  | Tax Group: 6              |  |  |  |  |  |  |
| Interior Wall            | 05 | DRYWALL 100    |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | Tax Dist:                 |  |  |  |  |  |  |
| Interior Floor           | 11 | CLAY TILE 70   |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | BUILDING MARKET VALUE     |  |  |  |  |  |  |
| Interior Floor           | 14 | CARPET 30      |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |
| Air Condition            | 03 | CENTRAL 100    |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |
| Heating Type             | 04 | AIR DUCTED 100 |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | TOTAL MARKET VALUE        |  |  |  |  |  |  |
| Bedrooms                 |    | 3 100          |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | SOH/AGL Deduction         |  |  |  |  |  |  |
| Bathrooms                |    | 3 100          |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | ASSESSED VALUE            |  |  |  |  |  |  |
| Frame                    | 02 | WOOD FRAME 100 |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |
| Stories                  | 1. | 1. 100         |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | BASE TAXABLE VALUE        |  |  |  |  |  |  |
| Units                    | 0  | 100            |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | TOTAL JUST VALUE          |  |  |  |  |  |  |
| Occupancy                | 00 | NONE 100       |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | NCON VALUE                |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | INCOME VALUE              |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  | PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |
|                          |    |                |                          |     |           |             |                |                |      |                    |      |      |                   |       |        |                   |  |  |  |                        |  |  |                           |  |  |  |  |  |  |