

PT OF E1/2 & W1/2 OF NE1/4 OF
SE1/4 IN OR 2179/945
GAFLV39A09408VH21

MALLARD FAMILY TRUST/MALLARD RICHARD E TRUSTEE
4922 RIVER RD
HILLIARD, FL 32046

2023

23-2N-23-0000-0010-0030



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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4.5	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 09
NEIGHBORHOOD/LOC	9003.00	

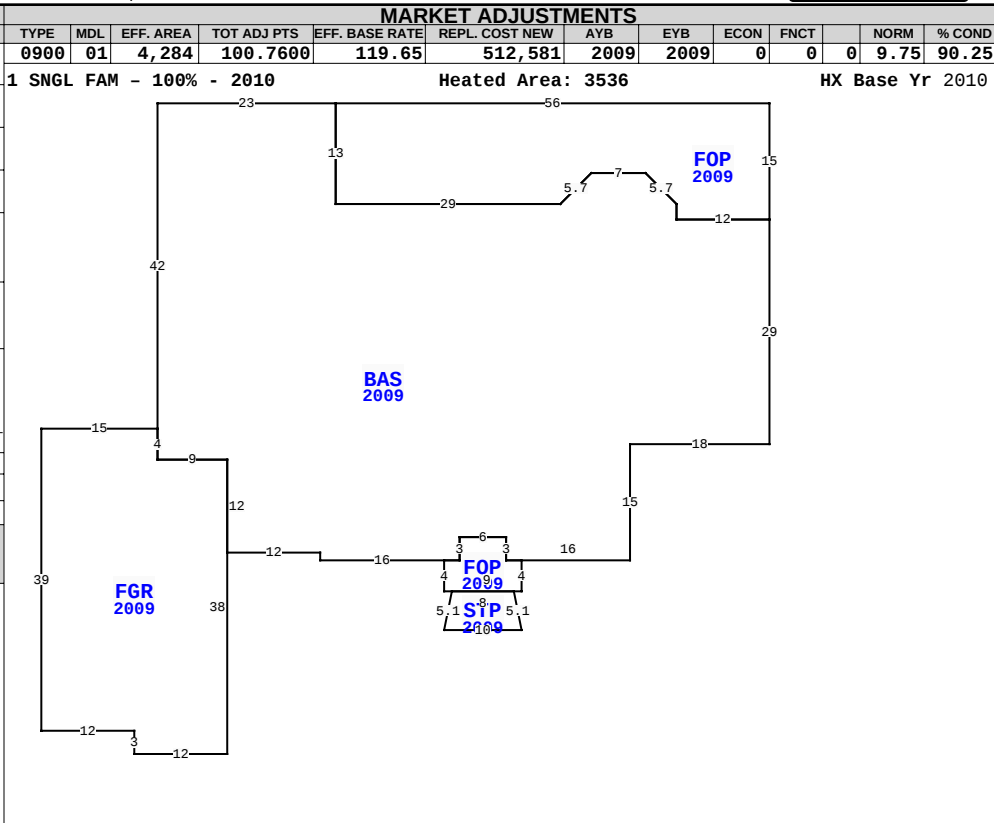
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,536	100	3,536	381,832
FGR	936	55	515	55,612
FOP	58	30	17	1,836
FOP	708	30	212	22,893
STP	45	10	4	432

TOTALS	5,283		4,284	462,604
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	2,178.00	SF	4.00	4.00
2	0812	CONCRETE C	0	100	0	3,418.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0004	OR	0.00	0.00	2.00

REVIEW DATE	08/06/2021	BY	TWA
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4922 RIVER RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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REVIEW DATE	08/06/2021	BY	TWA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	462,604								
TOTAL MARKET OB/XF VALUE	20,506								
TOTAL LAND VALUE - MARKET	60,000								
TOTAL MARKET VALUE	543,110								
SOH/AGL Deduction	247,116								
ASSESSED VALUE	295,994								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	245,994								
TOTAL JUST VALUE	543,110								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	467,816								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21800	CO ISSUED	0	07/29/2009
M14446	MECH OTHER	0	04/01/2009
E21659	ELEC OTHER	2,000	03/01/2009
R11655	REPAIR/RRF	0	11/01/2008
P13500	NEW CONSTR	0	10/01/2008
B21800	NEW CONSTR	350,000	08/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2179/0945	2/06/2018	SW	U	I	11	100	
GRANTOR: MALLARD RICHARD E & A							
GRANTEE: MALLARD FAMILY TRUS							
1166/1796	9/02/2003	QC	U	I	01	100	
GRANTOR: MALLARD DORIS LOUISE							
GRANTEE: MALLARD RICHARD E &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2009] W56 BAS=[YR=2009] W23 S42 FGR=[YR=2009] W15 S39 E12 S3 E12 N38 W9 N4\$ S4 E9 S12 E12 S1 E16 FOP=[YR=2009] S4 E1 STP=[YR=2009] D5 L1 E10 U5 L1 W8\$ E9 N4 W2 N3 W6 S3 W2\$ E2 N3 E6 S3 E16 N15 E18 N29 W12 N2 U4 L4 W7 D4 L4 W29 N13\$ S13 E29 U4 R4 E7 D4 R4 S2 E12 N15\$.									