LOTS 1,12,13,20,&PT LOTS 2,11,
14,19,21,22
IN OR 2179/961

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

**2024**

**29-2N-25-3240-0001-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| TOTALS | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

LEM TURNER RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 84,300 |
| TOTAL MARKET VALUE | 84,300 |
| SOH/AGL Deduction | 40,850 |
| ASSESSED VALUE | 43,450 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 43,450 |
| TOTAL JUST VALUE | 84,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 39,500 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2179/0961 | 2/06/2018 | SW | U | I | 11 | 100 |
| GRANTOR: MALLARD ALMA JUANITA | | | | | | |
| GRANTEE: MALLARD FAMILY TRUS | | | | | | |
| 1388/1404 | 2/13/2006 | QC | U | V | 06 | 100 |
| GRANTOR: WINN DIXIE STORES INC | | | | | | |
| GRANTEE: MALLARD ALMA JUANIT | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 0 | | RM - | C 0.00 | 0.00 | 4.48 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 80,640 | | | | | | | |
| 2 | 009630 | C | SWAMP | 0 | | RM - | C 0.00 | 0.00 | 7.32 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 3,660 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 11.80 Total Land Value: 84,300 Market: 0 Agricultural: 0 Common: 84,300 PRINTED 08/06/2024 BY SYS