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

2025

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

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	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	01	Quality Level 01

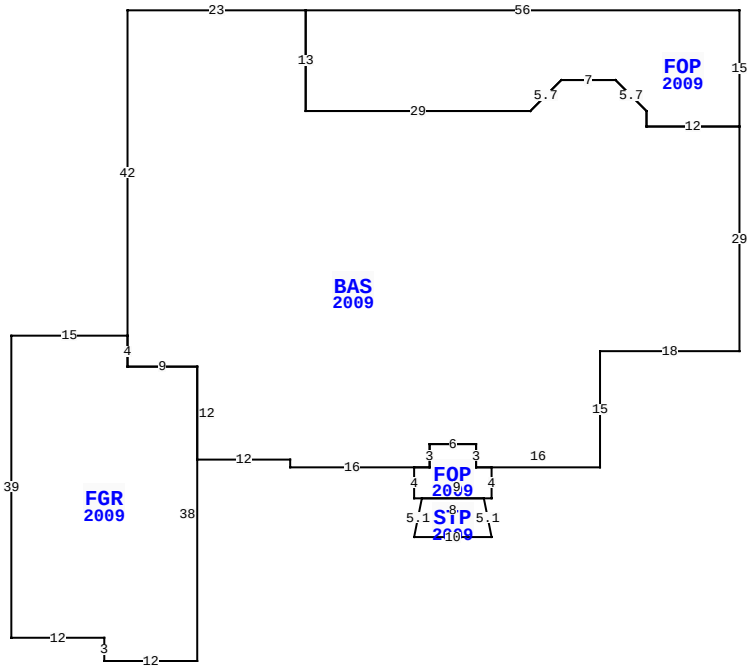
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,536	100	2009	3,536	449,641
FGR	936	55	2009	515	65,488
FOP	58	30	2009	17	2,162
FOP	708	30	2009	212	26,958
STP	45	10	2009	4	509
TOTALS	5,283			4,284	544,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,284	90.6840	143.28	613,812	2009	2009	0	0	0	11.25	88.75

1 SFR CUST – 100% - 2010 Heated Area: 3536 HX Base Yr 2010



4922 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		544,758
TOTAL MARKET OB/XF VALUE		20,059
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		634,817
SOH/AGL Deduction		321,102
ASSESSED VALUE		313,715
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,993
TOTAL JUST VALUE		634,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		601,847

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	Q	I	01	100
GRANTOR: MALLARD DORIS LOUISE						
GRANTEE: MALLARD RICHARD E &						

BUILDING NOTES

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$.

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	0812	CONCRETE C	0	100	0	0	2,178.00	SF	4.00	4.00	100	2009	2009	3	89	7,754	
2	0812	CONCRETE C	0	100	0	0	3,418.00	SF	4.00	4.00	100	2010	2010	3	90	12,305	

LAND DESCRIPTION

TOTAL OB/XF 20,059

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	000100	C	RES	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS