PT OF SE1/4 E OF R/W
IN OR 2179/954
(EX 10-7)

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	30	VINYL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

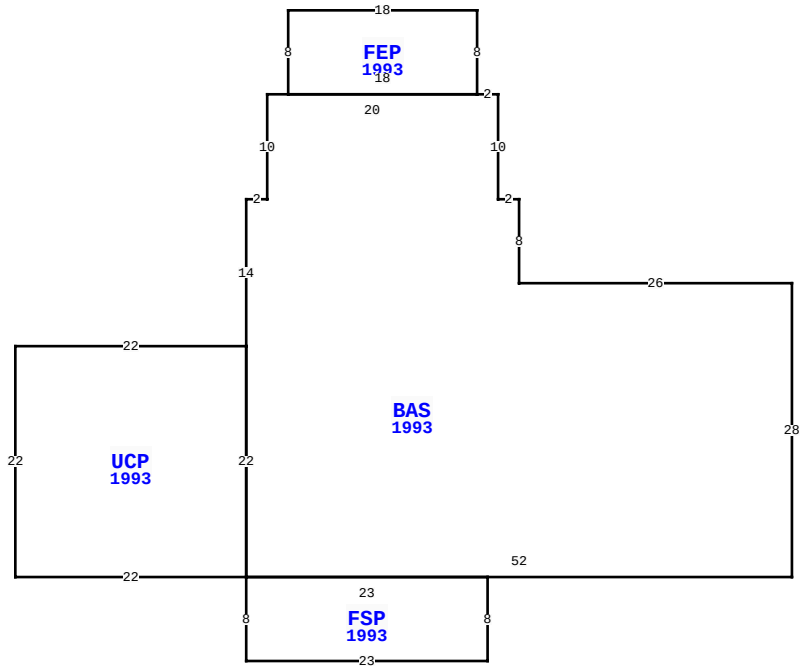
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,884	100	1993	1,884	124,726
FEP	144	80	1993	115	7,614
FSP	184	40	1993	74	4,899
UCP	484	20	1993	97	6,422
TOTALS	2,696			2,170	143,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	97.7550	102.64	222,729	1950	1950	0	0	0	35.50	64.50

1 SINGLE FAM 0% - 0 Heated Area: 1884 HX Base Yr



4988 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	143,660
TOTAL MARKET OB/XF VALUE	4,105
TOTAL LAND VALUE - MARKET	89,760
TOTAL MARKET VALUE	237,525
SOH/AGL Deduction	0
ASSESSED VALUE	237,525
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,525
TOTAL JUST VALUE	237,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017944	REPAIR/RRF	15,400	12/29/2021
7650	REPAIR/RRF	6,972	10/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2179/0954	2/06/2018	SW	U	I	11	100
GRANTOR: MALLARD RICHARD EDWAR						
GRANTEE: MALLARD FAMILY TRUS						
1894/1979	11/24/2013	QC	U	I	11	75,000
GRANTOR: LAFOLLETTE MARLOW PAT						
GRANTEE: MALLARD RICHARD EDW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N8 W2 N10 W2 FEP=[YR=1993] N8W18S8 E18$ W20 S10 W2 S14 UCP=[YR=1993] W22 S22 E22 N22 $ S22 FSP=[YR=1993] S8 E23 N8 W23$ E52 N28$.

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	0940	SHEDS/PORT	0	0	20	19	380.00	SF	30.00	30.00	100	1980	1980	3	20	2,280	
2	0681	POLE SHED	0	0	26	18	468.00	SF	15.00	15.00	100	2000	2000	3	26	1,825	

LAND DESCRIPTION

TOTAL OB/XF 4,105

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	0	0004	OR	0.00	0.00	2.64	AC		1.00	1.00	1.00	34,000.00	34,000.00	89,760							

REVIEW DATE 06/05/2024 BY WWA Total Acres: 2.64 Total Land Value: 89,760 Market: 0 Agricultural: 0 Common: 89,760 PRINTED 07/09/2026 BY SYS