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

2026

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	YEAR	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	05/13/2025 MLU
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	79,820
TOTAL MARKET VALUE	79,820
SOH/AGL Deduction	27,245
ASSESSED VALUE	52,575
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,575
TOTAL JUST VALUE	79,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,020

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	Q	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	000100	C	RES	0		RM -	C 0.00	0.00	4.48	AC		1.00	1.00	1.00	17,000.00	17,000.00	76,160							
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 05/13/2025 BY MLU Total Acres: 11.80 Total Land Value: 79,820 Market: 0 Agricultural: 0 Common: 79,820 PRINTED 07/09/2026 BY SYS