LOT 76
LONG POINT #1 PB 5/85-89

WARD MICHAEL J &/GLOCK JENNIFER L
1930 RIVER ROAD
JACKSONVILLE, FL 32207

2024

03-6N-29-00LP-0076-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	12	CEDAR 20
Roof Structur	08	IRREGULAR 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 50
Interior Floo	18	SLATE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,542	100	3,542	997,585
FDU	71	65	46	12,956
FEP	155	80	124	34,924
FGR	1,107	55	609	171,522
FOP	822	30	247	69,566
FSP	363	40	145	40,839
FST	85	55	47	13,237
FUS	2,465	100	2,465	694,254
UAT	590	10	59	16,617
UOP	670	20	134	37,741
TOTALS	9,870		7,418	2,089,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	7,418	206.5585	309.84	2,298,393	2003	2010	0	0	0	9.10	90.90

1 SFR CUST – 0% - 0 Heated Area: 6007 HX Base Yr

37 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,148,024
TOTAL MARKET OB/XF VALUE	160,908
TOTAL LAND VALUE - MARKET	1,400,000
TOTAL MARKET VALUE	3,708,932
SOH/AGL Deduction	550,912
ASSESSED VALUE	3,158,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,158,020
TOTAL JUST VALUE	3,708,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,424,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217500	H/AC	0	08/01/2012
B0108617	NEW CONSTR	1,000,000	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0643	7/17/2020	SW	Q	I	02	2,800,000
GRANTOR: MPS INTERNATIONAL HOL						
GRANTEE: WARD MICHAEL J & JE						
2246/0395	12/12/2018	SW	Q	I	01	3,800,000
GRANTOR: ULLRICH CLARISSE						
GRANTEE: MPS INTERNATIONAL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] 3542 $ FUS=[YR=2003] 2465 $ FGR=[YR=2003] 1107 $ FEP=[YR=2003] 155 $ FSP=[YR=2003] 363 $ FOP=[YR=2003] 822 $ UOP=[YR=2003] 670 $ FST=[YR=2003] 85$ FDU=[YR=2003] 71$ UAT=[YR=2003] 590 $.

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	0825	BRICK	0	0	0	0	5,840.00	SF	12.50	12.50	100	2003	2003	3	95	69,350	
2	0861	POOL GUNIT	0	0	0	0	246.00	SF	85.00	85.00	100	2003	2003	3	32	6,691	
3	0845	KOOL DECK	0	0	0	0	1,009.00	SF	7.25	7.25	100	2003	2003	3	83	6,072	
4	0462	ST/AL FNC	0	0	0	0	182.00	SF	10.00	10.00	100	2003	2003	3	32	582	
5	0830	FLAGSTONE	0	0	0	0	759.00	SF	12.00	12.00	100	2003	2003	3	83	7,560	
6	1075	TRELLIS G	0	0	28	9	252.00	SF	35.00	35.00	100	2003	2003	3	32	2,822	
7	0810	CONCRETE A	0	0	8	7	56.00	SF	6.50	6.50	100	2003	2003	3	83	302	
8	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	61	183	
9	0825	BRICK	0	0	0	0	66.00	SF	12.50	12.50	100	2003	2003	3	95	784	
10	1129	STONE 8"	0	0	0	0	201.00	SF	15.75	15.75	100	2003	2003	3	95	3,007	

TOTAL OB/XF 97,353

LAND DESCRIPTION

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	000116	C	SFR MARSH	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,400,000.00	1,400,000.00	1,400,000							

REVIEW DATE 09/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/06/2024 BY SYS

LOT 76
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2024

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	06	CUST PANEL 100
Interior Floo	18	SLATE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

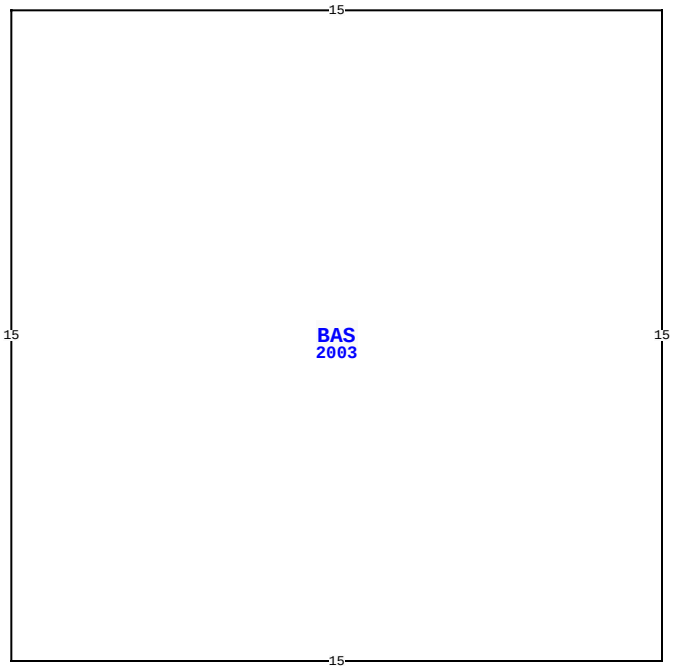
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	10
NEIGHBORHOOD/LOC	10007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	225	58,786
TOTALS	225		225	58,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	225	196.8120	295.22	66,424	2003	2003	0	0	0	11.50	88.50

2 SFR CUST – 0% - 0 Heated Area: 225 HX Base Yr



37 SALT MARSH DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	2,148,024
TOTAL MARKET OB/XF VALUE	160,908
TOTAL LAND VALUE - MARKET	1,400,000
TOTAL MARKET VALUE	3,708,932
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ASSESSED VALUE	3,158,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,158,020
TOTAL JUST VALUE	3,708,932
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,424,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MPS INTERNATIONAL HOL						
GRANTEE: WARD MICHAEL J & JE						
2246/0395	12/12/2018	SW	Q	I	01	3,800,000
GRANTOR: ULLRICH CLARISSE						
GRANTEE: MPS INTERNATIONAL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 S15 E15 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
11	1127	BRICK 8"	0	0	0	0	219.00	SF	11.00	11.00	100	2003	2003	3	95	2,289	
12	1128	BRICK 12"	0	0	0	0	732.00	SF	14.00	14.00	100	2003	2003	3	95	9,736	
13	0835	QUARY TILE	0	0	0	0	382.00	SF	10.00	10.00	100	2003	2003	3	83	3,171	
14	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	10,000	
15	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	
16	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740	
17	1242	WD DECK A	0	0	67	4	268.00	SF	10.00	10.00	100	1990	1990	3	20	536	
18	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420	
19	0920	CWALL-WD/M	0	0	231	0	231.00	LF	390.00	390.00	100	2008	2008	3	35	31,532	
20	0300	BOAT DCK W	0	0	227	4	908.00	SF	10.00	10.00	100	1992	1992	3	20	1,816	

TOTAL OB/XF 62,980

LAND DESCRIPTION

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REVIEW DATE 09/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/06/2024 BY SYS

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2246/0395	12/12/2018	SW	Q	I	01	3,800,000
GRANTOR: ULLRICH CLARISSE						
GRANTEE: MPS INTERNATIONAL H						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
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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
21	0303	FLT DOCK W	0	0	20	6	120.00	SF	13.00	13.00	100	1990	1990	3	20	312	
22	0820	WOOD WALK	0	0	14	4	56.00	SF	11.75	11.75	100	2008	2008	3	40	263	

LAND DESCRIPTION

TOTAL OB/XF 575

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

REVIEW DATE 09/27/2019 BY DJ Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 08/06/2024 BY SYS