

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

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		20	FACE BRICK 80		0500	12	7,418	206.5585	326.36	2,420,938	2003	2010	0	0	0	9.80	90.20	VALUATION BY		STANDARD																								
Exterior Wall		12	CEDAR 20		1 SFR CUST - 0% - 0													Heated Area: 6007													HX Base Yr													
Roof Structure		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	3,542	100	2003	3,542	1,042,682																																							
FDU	71	65	2003	46	13,542																																							
FEP	155	80	2003	124	36,503																																							
FGR	1,107	55	2003	609	179,275																																							
FOP	822	30	2003	247	72,711																																							
FSP	363	40	2003	145	42,684																																							
FST	85	55	2003	47	13,836																																							
FUS	2,465	100	2003	2,465	725,638																																							
UAT	590	10	2003	59	17,368																																							
UOP	670	20	2003	134	39,446																																							
TOTALS	9,870			7,418	1,183,686																																							
EXTRA FEATURES					37 SALT MARSH DR, FERNANDINA BEACH										BLD DATE						LGL DATE		04/08/2024				MLU																	
															XF DATE						LAND DATE																							
															INC DATE						AG DATE																							
L N	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	29	6,064																											
3	0845	KOOL DECK		0	0	0	0	1,009.00	SF	7.25	7.25	100	2003	2003	3	82	5,999																											
4	0462	ST/AL FNC		0	0	0	0	182.00	SF	10.00	10.00	100	2003	2003	3	30	546																											
5	0830	FLAGSTONE		0	0	0	0	759.00	SF	12.00	12.00	100	2003	2003	3	82	7,469																											
6	1075	TRELLIS G		0	0	28	9	252.00	SF	35.00	35.00	100	2003	2003	3	30	2,646																											
7	0810	CONCRETE A		0	0	8	7	56.00	SF	6.50	6.50	100	2003	2003	3	82	298																											
8	0463	FENCE GATE		0	0	0	0	1.00	UT	300.00	300.00	100	2003	2003	3	58	174																											
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																											
LAND DESCRIPTION					TOTAL OB/XF										96,337																													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RES 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																										

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