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

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

2026

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,542	100	2003	3,542	1,027,481
FDU	71	65	2003	46	13,344
FEP	155	80	2003	124	35,970
FGR	1,107	55	2003	609	176,662
FOP	822	30	2003	247	71,651
FSP	363	40	2003	145	42,062
FST	85	55	2003	47	13,634
FUS	2,465	100	2003	2,465	715,060
UAT	590	10	2003	59	17,115
UOP	670	20	2003	134	38,871
TOTALS	9,870			7,418	2,151,850

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	342.89	2,543,558	2003	2003	0	0	0	15.40	84.60

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	2,216,061
TOTAL MARKET OB/XF VALUE	85,709
TOTAL LAND VALUE - MARKET	1,400,000
TOTAL MARKET VALUE	3,701,770
SOH/AGL Deduction	0
ASSESSED VALUE	3,701,770
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,701,770
TOTAL JUST VALUE	3,701,770
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,801,389

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

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
2	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	
6	1075	TRELLIS G	0	0	28	9	252.00	SF	35.00	35.00	100	2003	2003	3	29	2,558	
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	85	1,700	
16	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	85	1,700	
17	1242	WD DECK A	0	0	67	4	268.00	SF	10.00	10.00	100	1990	1990	3	20	536	
19	0920	CWALL-WD/M	0	0	231	0	231.00	LF	390.00	390.00	100	2008	2008	3	27	24,324	
20	0300	BOAT DCK W	0	0	227	4	908.00	SF	10.00	10.00	100	1992	1992	3	20	1,816	
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	

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 $.

LAND DESCRIPTION

TOTAL OB/XF 85,709

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	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							

REVIEW DATE 09/24/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 07/09/2026 BY SYS

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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

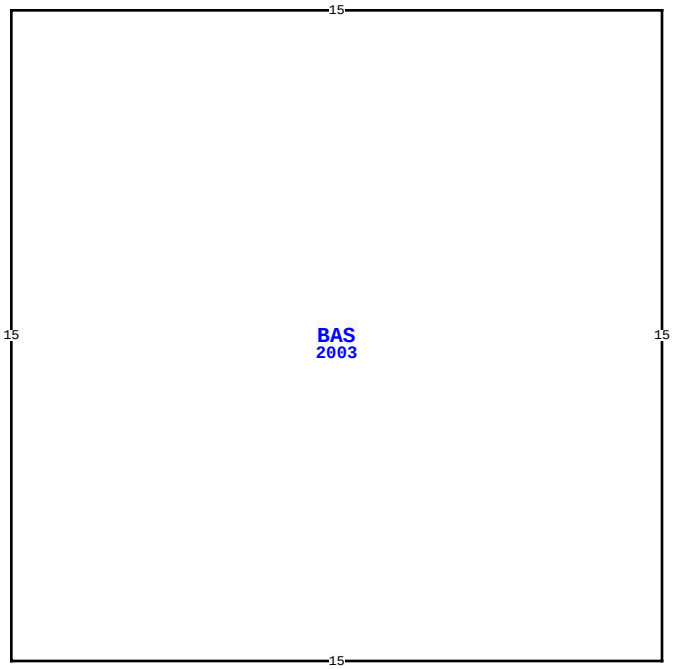
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 10
NEIGHBORHOOD/LOC 10007.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	225	100	2003	225	64,211
TOTALS	225			225	64,211

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	326.71	73,510	2003	2003	0	0	0	12.65	87.35

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



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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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/24/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,400,000 Market: 0 Agricultural: 0 Common: 1,400,000 PRINTED 07/09/2026 BY SYS