BLOCK 315 LOTS 3 & 4 W OF RR
IN OR 666/397
CITY OF FDNA BEACH

GEHRINGER MICHAEL F
757 OLIVE ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0315-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

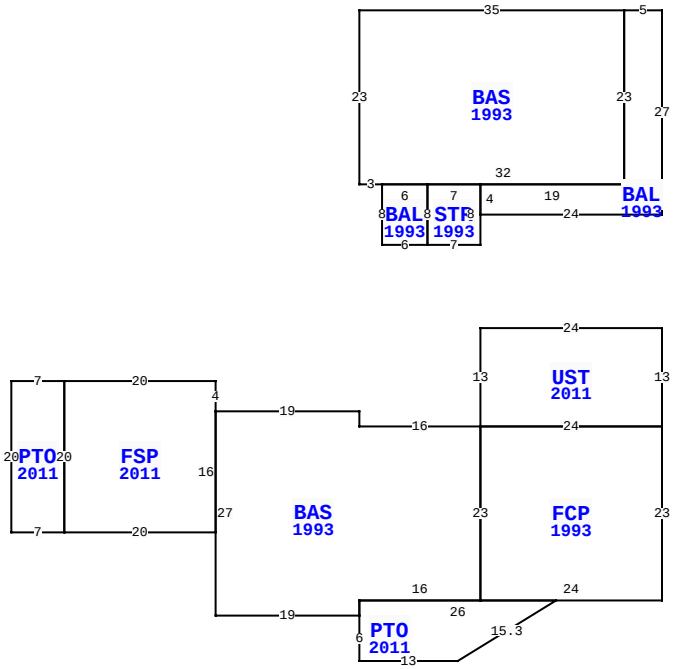
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	7	482
BAL	211	15	32	2,204
BAS	805	100	805	55,444
BAS	881	100	881	60,678
FCP	552	25	138	9,505
FSP	400	40	160	11,020
PTO	140	5	7	482
PTO	156	5	8	551
STR	56	10	6	413
UST	312	45	140	9,643
TOTALS	3,561		2,184	150,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	114.7580	103.57	226,197	1976	1985	10	0	0	23.50	66.50

1 SINGLE FAM – 100% - 0 Heated Area: 1686 HX Base Yr



757 OLIVE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		150,421
TOTAL MARKET OB/XF VALUE		2,448
TOTAL LAND VALUE - MARKET		93,960
TOTAL MARKET VALUE		246,829
SOH/AGL Deduction		146,032
ASSESSED VALUE		100,797
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,797
TOTAL JUST VALUE		246,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0666/0397	9/04/1992	WD	Q	I		46,100
GRANTOR: JOYCE BILLY M						
GRANTEE: GEHRINGER MICHAEL F						
0596/0024	4/26/1990	QC	U	I	06	7,500
GRANTOR: JOYCE JOY L						
GRANTEE: JOYCE BILLY M						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2011] W24 S13 BAS=[YR=1993] W16 N2 W19
FSP=[YR=2011] N4 W20 PTO=[YR=2011] W7 S20 E7 N20 $ S20 E20
N16 $ S27 E19 PTO=[YR=2011] S6 E13 R13 U8 W26 S2 $ N2 E16
FCP=[YR=1993] E24 N23 W24 S23 $ N23 $ E24 N13 $ PTR= N15
BAL=[YR=1993] N27 W5 BAS=[YR=1993] W35 S23 E3 BAL=[YR=1993]
S8 E6 STR=[YR=1993] E7 N8 W7 S8 $ N8 W6 $ E32 N23$ S23 W19
S4 E24 $ S15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	40	1,400	
2	0810	CONCRETE A	0	100	24	24	576.00	SF	6.50	6.50	100	1976	1976	3	28	1,048	

LAND DESCRIPTION

TOTAL OB/XF 2,448

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	SFR	100	0006		135.00	75.00	135.00	FF		1.00	1.00	0.70	1,000.00	696.00	93,960							

REVIEW DATE 04/10/2017 BY DJX Total Acres: 0.00 Total Land Value: 93,960 Market: 0 Agricultural: 0 Common: 93,960 PRINTED 08/02/2023 BY SYS