BLOCK 315 LOTS 3 & 4 W OF RR
CITY OF FDNA BEACH

GEHRINGER MICHAEL SR FAMILY TRUST/GEHRINGER JUDITH
757 OLIVE ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0315-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

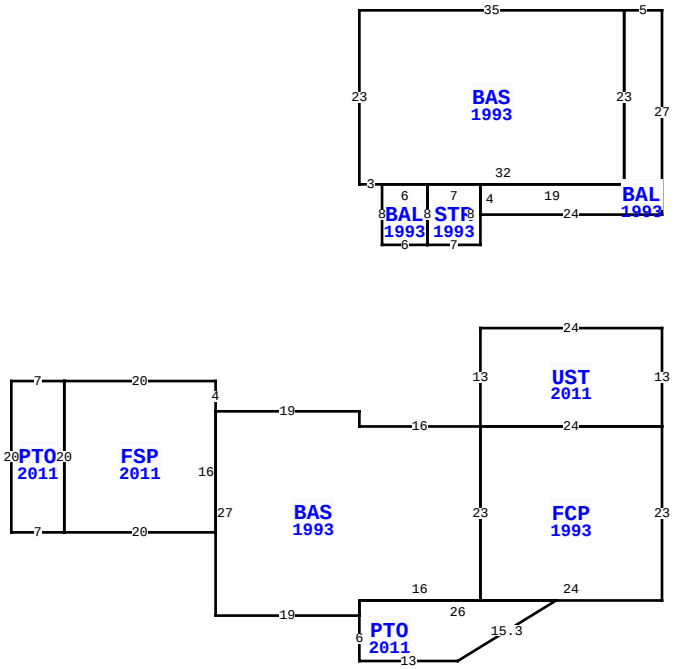
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	48	15	1993	7	549
BAL	211	15	1993	32	2,506
BAS	805	100	1993	805	63,052
BAS	881	100	1993	881	69,005
FCP	552	25	1993	138	10,809
FSP	400	40	2011	160	12,532
PTO	140	5	2011	7	549
PTO	156	5	2011	8	627
STR	56	10	1993	6	470
UST	312	45	2011	140	10,966
TOTALS	3,561			2,184	171,062

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	120.50	263,172	1976	1985	10	0	0	25.00	65.00

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



757 OLIVE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		171,062
TOTAL MARKET OB/XF VALUE		1,190
TOTAL LAND VALUE - MARKET		187,920
TOTAL MARKET VALUE		360,172
SOH/AGL Deduction		250,456
ASSESSED VALUE		109,716
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,305
TOTAL JUST VALUE		360,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1208	8/16/2023	QC	U	I	11	100
GRANTOR: GEHRINGER MICHAEL F						
GRANTEE: GEHRINGER MICHAEL S						
0666/0397	9/04/1992	WD	Q	I		46,100
GRANTOR: JOYCE BILLY M						
GRANTEE: GEHRINGER MICHAEL F						

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	34	1,190	

LAND DESCRIPTION

TOTAL OB/XF 1,190

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	100	0006	RSF-	2135.00	75.00	135.00	FF		1.00	1.00	0.70	2,000.00	1,392.00	187,920							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 187,920 Market: 0 Agricultural: 0 Common: 187,920 PRINTED 07/09/2026 BY SYS