LOT 16
OCEANSIDE #1 PB 5/321

WALTERS JEFFREY A & JOANNE L JOINT REVOCABLE TRUST
6967 SPAYSIDE DR N
NOBLESVILLE, IN 46062

2026

00-SB-30-1520-0016-0000

BUILDING CHARACTERISTICS

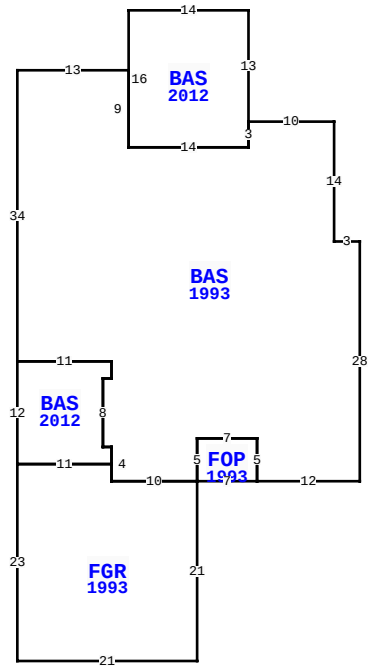
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 03
NEIGHBORHOOD/LOC	3045.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,493	100	1993	1,493	236,859
BAS	124	100	2012	124	19,672
BAS	224	100	2012	224	35,536
FGR	463	55	1993	255	40,455
FOP	35	30	1993	10	1,586
TOTALS	2,339			2,106	334,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,106	115.1451	191.14	402,541	1991	1991	0	0	0	17.00	83.00

1 SFR CUST 0% - 0 Heated Area: 1841 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/10/2026 MLU
AG DATE	

1868 OCEANSIDE LN, FERNANDINA BEACH

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	334,109
TOTAL MARKET OB/XF VALUE	2,310
TOTAL LAND VALUE - MARKET	510,000
TOTAL MARKET VALUE	846,419
SOH/AGL Deduction	226,186
ASSESSED VALUE	620,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,233
TOTAL JUST VALUE	846,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	908,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7383	NEW CONSTR	77,000	07/10/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2821/698	10/07/2025	WD	U	I	11	100
GRANTOR: WALTERS JEFFREY A & J						
GRANTEE: WALTERS JEFFREY A &						
2184/0573	3/19/2018	WD	Q	I	02	520,000
GRANTOR: GATELY SHEILA J						
GRANTEE: WALTERS JEFFREY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 BAS=[YR=2012] N13 W14 S16 E14 N3$ S3 W14 N9 W13 S34 BAS=[YR=2012] S12FGR=[YR=1993] S23 E21N21 FOP=[YR=1993] E7 N5 W7 S5$ W10 N2 W11$ E11 N2 W1 N8 E1 N2 W11$ E11 S2 W1 S8 E1 S4 E10 N5 E7 S5 E12 N28 W3 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,310

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	510,000.00	510,000.00	510,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 510,000 Market: 0 Agricultural: 0 Common: 510,000 PRINTED 07/09/2026 BY SYS