LOT 14
IN OR 1498/667
ISLE OF PALMS OF AMELIA

NARDI JEFFREY
1028 ISLE OF PALMS LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-142I-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 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
Occupancy	00	NONE 100
Quality	03	Quality Level 03

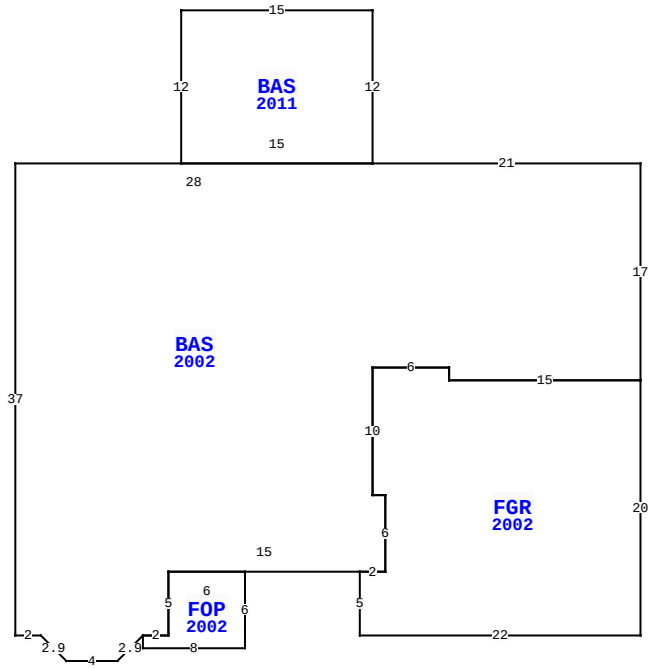
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1105.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1,325	180,650
BAS	180	100	180	24,541
FGR	425	55	234	31,904
FOP	38	30	11	1,500
TOTALS	1,968		1,750	238,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,750	119.4000	149.25	261,188	2002	2005	0	0	0	8.65	91.35

1 SNGL FAM – 100% - 2014 Heated Area: 1505 HX Base Yr 2014



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/19/2024 MLU
INC DATE		AG DATE	

1028 ISLE OF PALMS LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,595
TOTAL MARKET OB/XF VALUE		4,477
TOTAL LAND VALUE - MARKET		125,000
TOTAL MARKET VALUE		368,072
SOH/AGL Deduction		170,317
ASSESSED VALUE		197,755
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		142,755
TOTAL JUST VALUE		368,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20102178	ADDITION (BACK RO	12,000	12/22/2010
20051186	155LF FENCE	3,000	02/07/2005
20020555	NEW CONSTR	75,000	04/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/0667	5/10/2007	WD	Q	I		255,000
GRANTOR: OHLENDORF MELISSA L						
GRANTEE: NARDI KATHRYN & JEF						
1147/1321	6/23/2003	WD	Q	I		158,500
GRANTOR: RONVEAUX RIC & KAY						
GRANTEE: OHLENDORF MELISSA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W21 BAS=[YR=2011] N12W15S12 E15$ W28 S37 E2 R2 D2 E4 R2 U2 FOP=[YR=2002] S1 E8 N6 W6 S5 W2 $ E2 N5 E15 FGR=[YR=2002] S5 E22N20 W15 N1 W6 S10 E1 S6 W2 $ E2 N6 W1 N10 E6 S1 E15 N17 $.

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
1	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	2002	2002	3	82	368	
2	0810	CONCRETE A	0	100	0	0	771.00	SF	6.50	6.50	100	2002	2002	3	82	4,109	

LAND DESCRIPTION

TOTAL OB/XF 4,477

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	000100	C	SFR	100	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	125,000.00	125,000.00	125,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 125,000 Market: 0 Agricultural: 0 Common: 125,000 PRINTED 08/06/2024 BY SYS