

**NARDI JEFFREY J LIVING TRUST/NARDI JEFFREY J TRUST**  
1028 ISLE OF PALMS LN  
FERNANDINA BEACH, FL 32034

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

BUILDING CHARACTERISTICS

CDDCONSTRUCTION

ELEMENTCD

10ABOVE AVG 70  
Exterior Wall16WD FR STUC 30  
Roof Structur08IRREGULAR 100  
Roof Cover03COMP SHNGL 100  
Interior Wall05DRYWALL 100  
Interior Floo12HARDWOOD 70  
Interior Floo15HARTDILE 30  
Air Condition03CENTRAL 100  
Heating Type Bedrooms Bathrooms04AIR DUCTED 100  

3 100

2 100

Frame Stories Units Occupancy02WOOD FRAME 100  
1. 100  
0 100  
00NONE 100

Quality03Quality Level 03  
DOR CODE0100SINGLE FAMILY  
MAP NUMMKT AREA01  
NEIGHBORHOOD/LOC1105.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,32510020021,325189,725

BAS180100201118025,774

FGR42555200223433,506

FOP38302002111,575

TOTALS1,9681,750250,581

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A010023369.00SF6.506.5010020022002380359

20810CONCRETE A010000771.00SF6.506.50100200220023804,009

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT DPHT FACT% COND TOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES1000003R-30.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,750119.4000157.61275,81820022005009.1590.85

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

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1028 ISLE OF PALMS LN, FERNANDINA BEACHFLORIDA 32110

BLD DATEXF DATEINC DATE

LGL DELATELAND DATEAG DATE

05/06/2025MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE250,581

TOTAL MARKET OB/XF VALUE4,368

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE454,949

SOH/AGL Deduction251,459

ASSESSED VALUE203,490

TOTAL EXEMPTION VALUEHX HB WR55,722

BASE TAXABLE VALUE147,768

TOTAL JUST VALUE454,949

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE368,072

Sales Data

OFF RECORD NumberDATEINSTTYPEQUANTITYVALUERSN CDPRICEISSUED

2744/40510/04/2024QCUII11255,000100

GRANTOR:NARDI JEFFFREY

GRANTEE:NARDI JEFFREY J LIV

1498/06675/10/2007WDQUII255,000

GRANTOR:OHLENDORF MELISSA L

GRANTEE:NARDI KATHRYN & JEF

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 \$ .