LOT 14
ISLE OF PALMS OF AMELIA
PB 6/189

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

2026

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

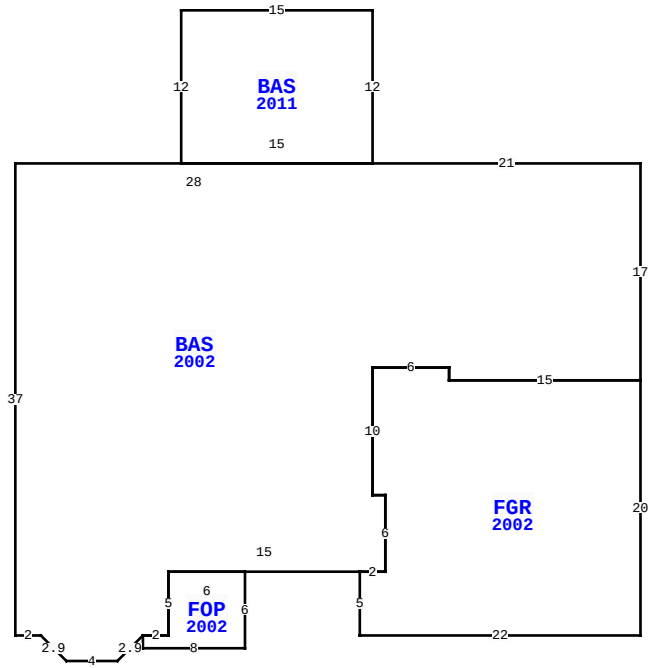
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1105.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	2002	1,325	198,689
BAS	180	100	2011	180	26,992
FGR	425	55	2002	234	35,089
FOP	38	30	2002	11	1,650
TOTALS	1,968			1,750	262,420

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	165.97	290,448	2002	2005	0	0	0	9.65	90.35

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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		262,420
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		462,420
SOH/AGL Deduction		253,436
ASSESSED VALUE		208,984
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		152,573
TOTAL JUST VALUE		462,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,949

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
2744/405	10/04/2024	QC	U	I	11	100
GRANTOR: NARDI JEFFREY						
GRANTEE: NARDI JEFFREY J LIV						
1498/0667	5/10/2007	WD	Q	I		255,000
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 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0003	R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/09/2026 BY SYS