

GOLDBERG KANDIS DAY
84738 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

13-2N-27-0724-0171-0000



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

3103

0305

1114

0304

02

1.

HARDIE BRD 100

GABLE/HIP 100

COMP SHNGL 100

DRYWALL 100

CLAY TILE 60

CARPET 40

CENTRAL 100

AIR DUCTED 100

4 100
3 100

WOOD FRAME 100

1. 1. 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

04

SINGLE FAMILY

MKT AREA

04

4077.00

TOTALS

3,170

2,782

327,525

CONSTRUCTION

TYPEMDL

EFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

010001

2,782

117.7344

117.73

327,525

2023

2023

0

0

0.00

100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2414

HX Base Yr 2024

74

17

15

13

10

10

15

43

16

21

9

8

14

6

6

14

23

FSP

2023

FST

2023

FGR

2023

FOP

2023

BAS

2023

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

10855

CONC PAVER

0100

00

677.00

SF

10.00

10.00

100

2023

2023

100

6,770

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100

C

RES

100

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

02/23/2023

BY

DC

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

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010001

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2023

FST

2023

FGR

2023

FOP

2023

BAS

2023

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2615/0520

1/25/2023

SW Q

I

01

445,400

GRANTOR: LENNAR HOMES LLC

GRANTEE: GOLDBERG KANDIS DAY

2595/1570

10/06/2022

SW U V

37

1,000,800

GRANTOR: AG ESSENTIAL HOUSING

GRANTEE: LENNAR HOMES LLC

BUILDING NOTES

BAS=[YR=2023;ORIG=80,10] W13 S10 W15 N10 W17 S74 E16 E1 N14 E6 N14 N3 E6 E16 N43 \$

FSP=[YR=2023;ORIG=52,10] E15 S10 W15 N10 \$

FGR=[YR=2023;ORIG=80,53] W16 S3 W6 S14 S6 E1 E21 N23 \$

FST=[YR=2023;ORIG=58,53] E6 S3 W6 N3 \$

FOP=[YR=2023;ORIG=52,70] E6 S6 E1 S9 W8 N1 E1 N14 \$

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=80,10] W13 S10 W15 N10 W17 S74 E16 E1 N14 E6 N14 N3 E6 E16 N43 \$

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NASSAU COUNTY PROPERTY

PAGE 1 of 1

4