LOT 12
WOODBRIER PHASE 1 PBK 8/154

BLAND FAMILY TRUST/BLAND KATHERINE W TRUSTEE
94088 WOODBRIER CIR
FERNANDINA BEACH, FL 32034

2025

40-2N-28-2500-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

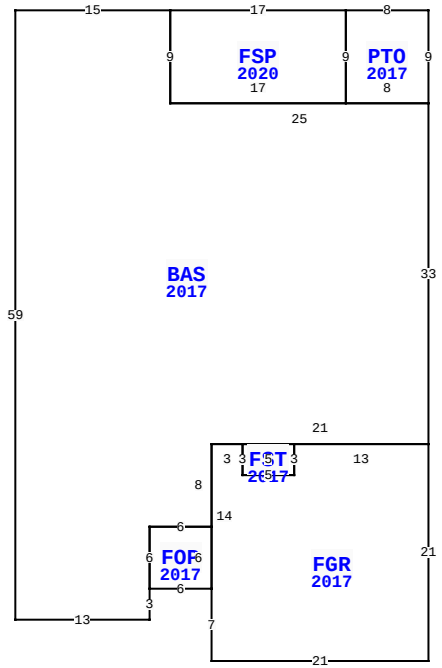
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4035.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,724	100	2017	1,724	207,376
FGR	426	55	2017	234	28,148
FOP	36	30	2017	11	1,323
FSP	153	40	2020	61	7,337
FST	15	55	2017	8	963
PTO	72	5	2017	4	481
TOTALS	2,426			2,042	245,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,042	124.1954	124.20	253,616	2017	2017	0	0	0	3.15	96.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1724 HX Base Yr 2025



94088 WOODBRIER CR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/25/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		245,627
TOTAL MARKET OB/XF VALUE		3,825
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		334,452
SOH/AGL Deduction		233,213
ASSESSED VALUE		101,239
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		45,517
TOTAL JUST VALUE		334,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1708199	CO ISSUED	0	01/04/2018
B1708199	NEW CONSTR	220,383	09/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2783/610	4/23/2025	TD	U	I	11	100
GRANTOR: BLAND KATHERINE W						
GRANTEE: BLAND FAMILY TRUST						
2734/469	8/27/2024	WD	Q	I	02	395,000
GRANTOR: RICHARDSON LEANNE E						
GRANTEE: BLAND KATHERINE W						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2017] W8 FSP=[YR=2020] W17 BAS=[YR=2017] W15 S59 E13 N3 FOP=[YR=2017] E6 FGR=[YR=2017] S7 E21 N21 W13 FST=[YR=2017] W5 S3 E5 N3$ S3 W5 N3 W3 S14$ N6 W6 S6$ N6 E6 N8 E21 N33 W25 N9$ S9 E17 N9$ S9 E8 N9$.

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	0810	CONCRETE A	0	100	15	3	45.00	SF	6.50	6.50	100	2017	2017	3	96	281	
2	0810	CONCRETE A	0	100	0	0	568.00	SF	6.50	6.50	100	2017	2017	3	96	3,544	

LAND DESCRIPTION

TOTAL OB/XF 3,825

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 03/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS