

BLOCK 3 LOT 8
ESMT IN OR 370/642 & 367/255
HOLLY POINT NORTH 2 PB 4/80

PRITCHARD HUNTER WILLIAM/JONES VICTORIA ALEXIS
85046 LONNIE CREWS RD
FERNANDINA BEACH, FL 32034

2023

36-2N-27-525P-0003-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	137,626
DCK	30	15	4	309
UOP	96	25	24	1,854
UOP	192	25	48	3,707
TOTALS	2,100		1,858	143,495

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
3	1242	WD DECK A

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000102	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,858	129.8000	90.86	168,818	2000	2015	0	0	0	15.00	85.00	
1 M/H 94+ - 0% - 0													
Heated Area: 1782 HX Base Yr													
Diagram showing building footprint with dimensions and area labels (BAS 2001, UOP 2021).													
85046 LONNIE CREWS RD, FERNANDINA BEACH													

BLD DATE			LGL DATE		
06/10/2009			05/26/2023		
RK			MLU		
X DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF													
96													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		143,495	
TOTAL MARKET OB/XF VALUE		96	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		228,591	
SOH/AGL Deduction		109,806	
ASSESSED VALUE		118,785	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		118,785	
TOTAL JUST VALUE		228,591	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		112,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007484	H/AC	0	06/09/2021
992952	MH MOVE-ON	0	12/01/1999
962792	NEW CONSTR	0	06/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2651/439	6/20/2023	WD	Q	I	01	290,000
GRANTOR: BRYSON JONATHON WOOD						
GRANTEE: PRITCHARD HUNTER WI						
2315/1967	10/24/2019	SW	U	I	12	50,000
GRANTOR: WELLS FARGO BANK						
GRANTEE: BRYSON JONATHON WOO						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2001] W20 UOP=[YR=2021] N8 W12 S8 E12\$ W46 S20 DCK=[YR=2021] W6 S5 E6 N5\$ S7 E30 UOP=[YR=2021] S12 E16 N12 W16\$ E36 N27\$.													