

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

2024

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	138,782
DCK	30	15	4	311
UOP	96	25	24	1,869
UOP	192	25	48	3,738
TOTALS	2,100		1,858	144,701

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
1	1242	WD DECK A	0	0	8	6			10.00	100	2000	2000	3	20	96	

LAND DESCRIPTION			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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000102	C	SFR/MH	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00

REVIEW DATE 01/11/2022 BY NW

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	97.35	180,876	2000	2015	0	0	0	20.00	80.00	
1 M/H 94+ - 0% - 2024 Heated Area: 1782 HX Base Yr													
85046 LONNIE CREWS RD, FERNANDINA BEACH													
BLD DATE 06/10/2009 XE DATE 06/10/2009 LGL DATE 05/26/2023 MLU													

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
1	1242	WD DECK A	0	0	8	6			10.00	100	2000	2000	3

LAND DESCRIPTION													
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

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			144,701
TOTAL MARKET OB/XF VALUE			96
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			229,797
SOH/AGL Deduction			0
ASSESSED VALUE			229,797
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			229,797
TOTAL JUST VALUE			229,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,591

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\$.													