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

2025

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

NASSAU COUNTY PROPERTY

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 Floo	13	LVT/LAMNT 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

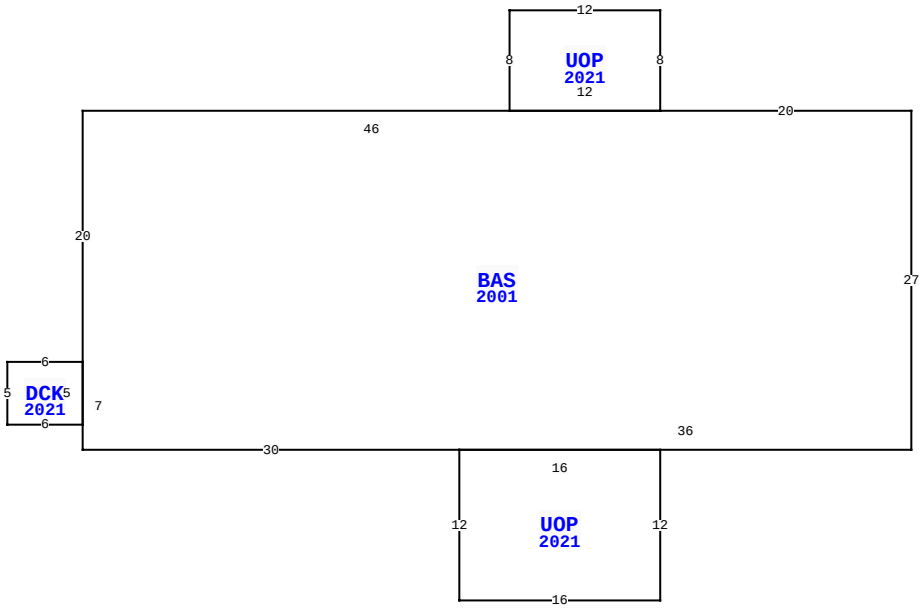
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	2001	1,782	147,456
DCK	30	15	2021	4	331
UOP	96	25	2021	24	1,986
UOP	192	25	2021	48	3,972
TOTALS	2,100			1,858	153,745

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	110.33	204,993	2000	2015	0	0	0	25.00	75.00

1 M/H 94+ – 0% - 2024 Heated Area: 1782 HX Base Yr



85046 LONNIE CREWS RD, FERNANDINA BEACH

BLD DATE	06/10/2009	RK	LGL DATE	05/09/2025	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	153,745
TOTAL MARKET OB/XF VALUE	96
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	253,841
SOH/AGL Deduction	1,064
ASSESSED VALUE	252,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	252,777
TOTAL JUST VALUE	253,841
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,797

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

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$.

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	1242	WD DECK A	0	0	8	6	48.00	SF	10.00	10.00	100	2000	2000	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							

REVIEW DATE 01/11/2022 BY NW Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 07/30/2025 BY SYS