

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

2026

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 Floo            | 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,782            | 100         | 2001 | 1,782        | 149,885              |
| DCK       | 30               | 15          | 2021 | 4            | 336                  |
| UOP       | 96               | 25          | 2021 | 24           | 2,019                |
| UOP       | 192              | 25          | 2021 | 48           | 4,037                |
| TOTALS    | 2,100            |             |      | 1,858        | 156,277              |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1              | 1242       | WD DECK A   | 0 100   | 8 | 6 | 48.00 | SF | 10.00 | 10.00          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        |

| 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    | 116.82         | 217,052        | 2000 | 2015 | 0    | 0    | 0    | 28.00  | 72.00 |  |
| 1 M/H 94+ 100% - 2026 Heated Area: 1782 HX Base Yr 2026    |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 85046 LONNIE CREWS RD, FERNANDINA BEACH, FL 32034          |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE 06/10/2009 XE DATE 06/10/2009 LGL DATE 05/09/2025 |     |           |             |                |                |      |      |      |      |      |        |       |  |

| 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   | 0 100   | 8 | 6 | 48.00 | SF | 10.00 | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 96              |       |

| 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           | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 100,000.00 | 100,000.00     |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 4 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |              |  |  |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |   |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 156,277      |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 96           |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 100,000      |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 256,373      |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0            |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 256,373      |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 51,411 |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 204,962      |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 256,373      |  |  |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 253,841      |  |  |  |   |

| 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<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>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\$.                                             |  |  |  |  |  |  |  |  |  |