LOT 21
IN OR 2401/1244
NASSAU VILLAGE 3 UNR

BARNHART FRED D JR
357 WILDWOOD LANE
ORANGE PARK, FL 32073

2025

37-1N-25-299C-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

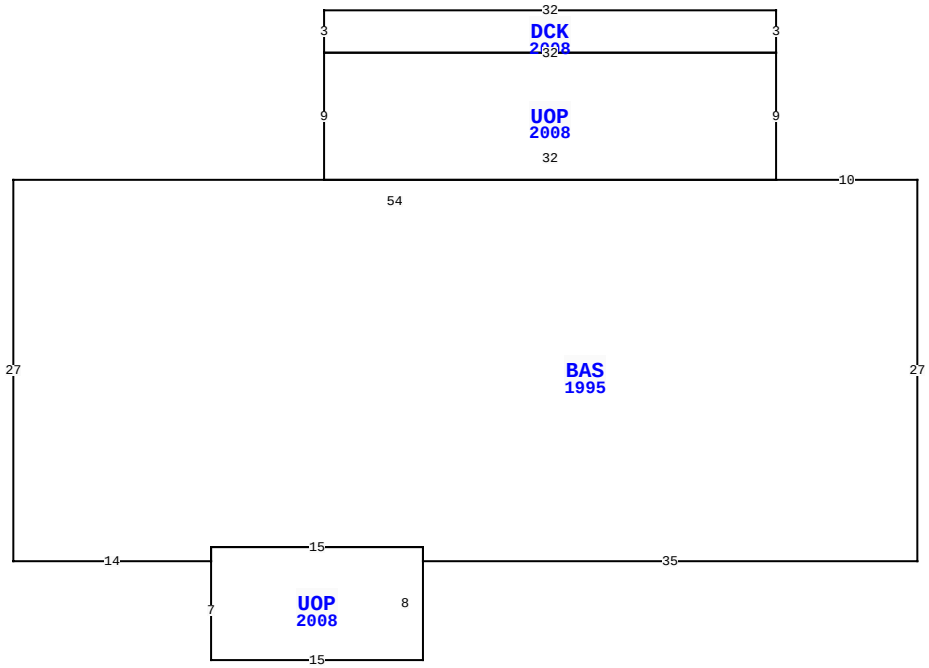
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100	1995	1,713	78,929
DCK	96	15	2008	14	645
UOP	120	25	2008	30	1,382
UOP	288	25	2008	72	3,318
TOTALS	2,217			1,829	84,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,829	123.2000	104.72	191,533	1995	2000	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1713 HX Base Yr



54192 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

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	0812	CONCRETE C	0	0	0	0	1,350.00	SF	4.00	4.00	100	1978	1978	3	28	1,512	
2	0510	GARAGE WD-	0	0	24	20	480.00	SF	35.00	35.00	100	1979	1979	3	20	3,360	
3	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1980	1980	3	20	360	
4	0681	POLE SHED	0	0	10	12	120.00	SF	15.00	15.00	100	1990	1990	3	20	360	
5	0351	CARPORT MT	0	0	30	20	600.00	SF	6.60	6.60	100	2001	2001	3	20	792	
6	0810	CONCRETE A	0	0	0	0	938.00	SF	6.50	6.50	100	2004	2004	3	83	5,061	
7	0751	UOP	0	0	18	7	126.00	SF	10.00	10.00	100	2005	2005	3	36	454	
8	1076	TRELLIS A	0	0	17	12	204.00	SF	7.50	7.50	100	2003	2003	3	29	444	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	84,275
TOTAL MARKET OB/XF VALUE	12,343
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	146,618
SOH/AGL Deduction	3,691
ASSESSED VALUE	142,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,927
TOTAL JUST VALUE	146,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108384	XFOB	5,400	06/01/2001
MHU95892	MH MOVE-ON	0	05/01/1995
6389	REPAIR/RRF	3,600	04/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/1244	10/12/2020	PR	U	I	19	100
GRANTOR: BARNHART FRED JR PR F						
GRANTEE: BARNHART FRED D JR						
0324/0642	11/01/1980	WD	Q	I		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W10 UOP=[YR=2008] N9 DCK=[YR=2008] N3 W32 S3 E32$ W32 S9 E32$ W54 S27 E14 UOP=[YR=2008] S7 E15 N8 W15 S1$ N1 E15 S1 E35 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,343

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	0006	RM	125.00	312.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 11/20/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS