

LOT 21
IN OR 2401/1244
NASSAU VILLAGE 3 UNR

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

2026

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



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	79,774
DCK	96	15	2008	14	652
UOP	120	25	2008	30	1,397
UOP	288	25	2008	72	3,353
TOTALS	2,217			1,829	85,176

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0510	GARAGE WD-	0	0	24	20			480.00	SF	1979
3	0681	POLE SHED	0	0	10	12			120.00	SF	1980
4	0681	POLE SHED	0	0	10	12			120.00	SF	1990
5	0351	CARPORT MT	0	0	30	20			600.00	SF	2001
7	0751	UOP	0	0	18	7			126.00	SF	2005
8	1076	TRELLIS A	0	0	17	12			204.00	SF	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	RM	125.00	312.00	1.00	LT	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	1,829	123.2000	110.88	202,800	1995	2000	0	0	58.00	42.00
1 M/H 94+ 0% - 0											
Heated Area: 1713 HX Base Yr											
DCK 2008											
UOP 2008											
BAS 1995											
UOP 2008											

54192 JONAS DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		85,176	
TOTAL MARKET OB/XF VALUE		6,576	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		142,752	
SOH/AGL Deduction		0	
ASSESSED VALUE		142,752	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		142,752	
TOTAL JUST VALUE		142,752	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		146,618	

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
2401/1244	10/12/2020	PR	U	I	19
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											
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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\$.											