LOT 4
CROSSROADS OR 2297/719
ESMT IN OR 2533-1017

BAJAGILOVIC EDIN
1011 JASMINE ST
ATLANTIC BEACH, FL 32233

2025

09-3N-25-0301-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

151556 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	164,190
TOTAL MARKET VALUE	164,190
SOH/AGL Deduction	0
ASSESSED VALUE	164,190
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,190
TOTAL JUST VALUE	164,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2759/174	12/30/2024	WD	Q	V	01	200,000
GRANTOR: HARRIS MANDY L & MIST						
GRANTEE: BAJAGILOVIC EDIN						
2495/1518	8/26/2021	WD	Q	V	01	160,000
GRANTOR: HOLLAND MICHAEL & MEL						
GRANTEE: HARRIS MANDY L & MI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	8.42	AC		1.00	1.00	1.00	19,500.00	19,500.00	164,190							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 8.42 Total Land Value: 164,190 Market: 0 Agricultural: 0 Common: 164,190 PRINTED 07/30/2025 BY SYS