PT ZACHARIAH HADDOCK GRANT
SEC 48-4N-25E
IN OR 2744/545

KASTEN JASON & LINDA
14383 86TH RD N
LOXAHATCHEE, FL 33470

2025

48-4N-25-0000-0001-0140

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

KINGS FERRY RD, 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	140,565
TOTAL MARKET VALUE	140,565
SOH/AGL Deduction	0
ASSESSED VALUE	140,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,565
TOTAL JUST VALUE	140,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/545	10/18/2024	WD	Q	V	01	160,000
GRANTOR: KORAJAC ZORAN & JILL						
GRANTEE: KASTEN JASON & LIND						
2633/226	4/24/2023	WD	Q	V	01	138,000
GRANTOR: LEWIS KIMBERLY SUZANN						
GRANTEE: KORAJAC ZORAN & JIL						

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	000100	C	RES	0		OR			7.17	AC		1.00	1.00	1.00	19,500.00	19,500.00	139,815							
2	009605	C	WETLANDS	0		OR	0.00	0.00	0.75	AC		1.00	1.00	1.00	1,000.00	1,000.00	750							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 7.92 Total Land Value: 140,565 Market: 0 Agricultural: 0 Common: 140,565 PRINTED 07/30/2025 BY SYS