LOT 12 LYING W OF CONNER
NELSON RD IN OR 2614/1746
CORNWALL SURVEY S/D OF

BAJAGILOVIC EDIN
1011 JASMINE ST
ATLANTIC BEACH, FL 32233

2026

11-3N-23-2020-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

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

CONNER NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	156,560
TOTAL MARKET VALUE	156,560
SOH/AGL Deduction	7,004
ASSESSED VALUE	149,556
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,556
TOTAL JUST VALUE	156,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2614/1746	1/12/2023	WD	Q	V	01	150,000
GRANTOR: NANTZ DANIELLE N TRUS						
GRANTEE: BAJAGILOVIC EDIN						
2572/0063	6/08/2022	WD	Q	V	01	125,000
GRANTOR: GEIGER ZENOUS RICHARD						
GRANTEE: NANTZ DANIELLE N TR						

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			8.24	AC		1.00	1.00	1.00	19,000.00	19,000.00	156,560							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 8.24 Total Land Value: 156,560 Market: 0 Agricultural: 0 Common: 156,560 PRINTED 07/09/2026 BY SYS