LOT 94
HARBOR CONCOURSE PHASE 1
PB 8/116

HLOHOWSKYJ FAMILY TRUST 1996/HLOHOWSKYJ ROMAN TRUS
97019 HARBOR CONCOURSE CIR
FERNANDINA BEACH, FL 32034

2023

29-2N-28-0115-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

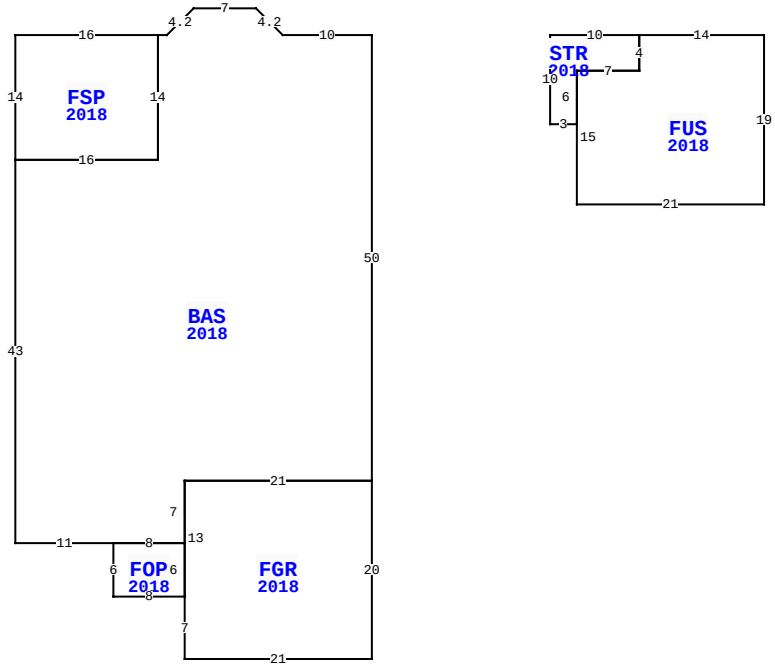
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	1,939	210,416
FGR	420	55	231	25,067
FOP	48	30	14	1,519
FSP	224	40	90	9,766
FUS	371	100	371	40,260
STR	58	10	6	651
TOTALS	3,060		2,651	287,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,651	122.0688	110.17	292,061	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 0% - 0 Heated Area: 2310 HX Base Yr



BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

97019 HARBOR CONCOURSE CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	287,680
TOTAL MARKET OB/XF VALUE	3,165
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	365,845
SOH/AGL Deduction	45,162
ASSESSED VALUE	320,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,683
TOTAL JUST VALUE	365,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1705907	CO ISSUED	0	03/26/2018
B1705907	NEW CONSTR	290,701	07/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/134	6/26/2023	WD	Q	I	01	455,000
GRANTOR: CANIGIANI GLENN						
GRANTEE: HLOHOWSKYJ FAMILY T						
2186/0645	3/26/2018	WD	Q	I	02	278,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CANIGIANI GLENN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W10 U3 L3 W7 D3 L3 W1 FSP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N20 W21 S13$ N6 W8$ E8 N7 E21 N50$ PTR=E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S19 W21 N15 E7 N4$ S4 W7 S6 W3 N10 $ W20$.

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	0811	CONCRETE B	0	0	0	0	621.00	SF	5.20	5.20	100	2018	2018	3	98	3,165	

LAND DESCRIPTION

TOTAL OB/XF 3,165

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	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/19/2018 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS