LOT 94
HARBOR CONCOURSE PHASE 1
PB 8/116

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

2025

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

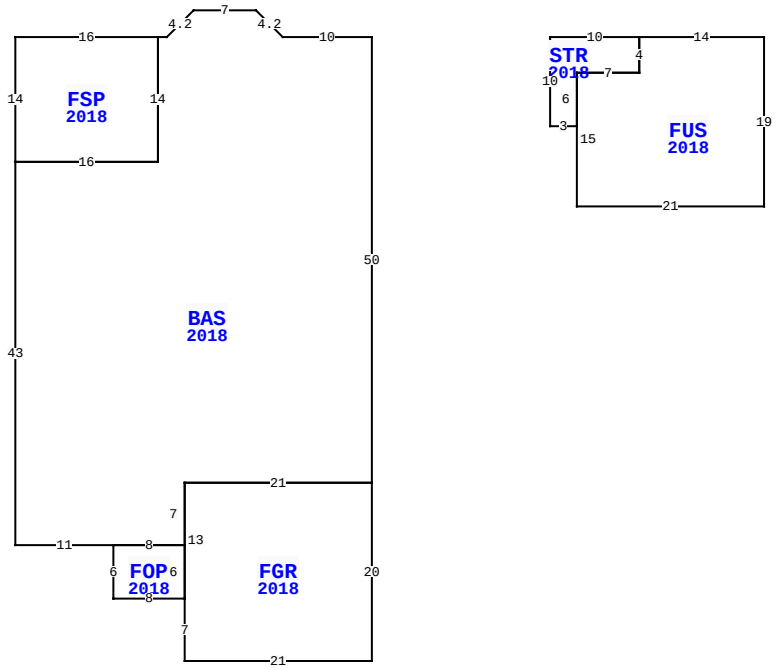
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4145.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,939	100	2018	1,939	230,777
FGR	420	55	2018	231	27,493
FOP	48	30	2018	14	1,666
FSP	224	40	2018	90	10,711
FUS	371	100	2018	371	44,156
STR	58	10	2018	6	714
TOTALS	3,060			2,651	315,518

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	122.07	323,608	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2310 HX Base Yr 2024



BLD DATE	03/30/2023	NW	LGL DATE
XF DATE			LAND DATE 04/23/2025 MLU
INC DATE			AG DATE

97019 HARBOR CONCOURSE CIR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		315,518
TOTAL MARKET OB/XF VALUE		3,132
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		403,650
SOH/AGL Deduction		13,228
ASSESSED VALUE		390,422
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		339,700
TOTAL JUST VALUE		403,650
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,419

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	100	0	0	621.00	SF	5.20	5.20	100	2018	2018	3	97	3,132	

LAND DESCRIPTION

TOTAL OB/XF 3,132

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	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS