

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Floor		2 100	8342000
Recreation	POOL	POOL 100	
Location	END	END 100	
View	OCEAN	OCEAN 100	
Desirability	2ND FLOOR	2ND FLOOR 100	
Balcony	FOP	FOP 100	
Parking/G	GARAGE	U/G GARAGE 100	
Bedrooms		3 100	
Bathrooms		3 100	
Oth Rooms		4 100	
Quality		04	Quality Level 04
DOR CODE		0400	CONDOMINIUM
MAP NUM			MKT AREA 10
NEIGHBORHOOD/LOC		10010.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
			SUBAREA MARKET VALUE
TOTALS		0	0

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
						1990	1990	100	100		
1 CONDO - 100% - 2020			SQFT=2440			HX Base Yr 2020					

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 5		Tax Dist:	
BUILDING MARKET VALUE		1,305,000	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		1,305,000	
SOH/AGL Deduction		485,985	
ASSESSED VALUE		819,015	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		769,015	
TOTAL JUST VALUE		1,305,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,004,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24828	REMODEL	83,115	06/01/2011
B0618428	REPAIR/RRF	1,800	10/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2260/1768	3/12/2019	WD Q	I	01	899,000	
GRANTOR: HAYES FRANKLIN D & LA						
GRANTEE: VIESER PAMELA J						
1967/1630	3/10/2015	WD Q	I	01	550,000	
GRANTOR: HAMB WILLIAM E & KENT						
GRANTEE: HAYES FRANKLIN D &						

EXTRA FEATURES																
L N	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
6544 SPYGLASS CIR, FERNANDINA BEACH																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0																								