UNIT 6520
IN OR 2052/682
SPYGLASS VILLAS II CONDO

GOLDBERG STEPHANIE J REV TRUST/GOLDBERG STEPHANIE
6520 SPYGLASS CIR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V421-6520-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	2413SF FOP	2413SF FOP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		5 100
Bathrooms		5.5 100
Oth Rooms		3 100
Quality	05	Quality Level 05
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
8342100		0				2007	2007	100	100	0		

1 CONDO – 100% - 2019 SQFT=3364 HX Base Yr 2019

6520 SPYGLASS CIR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,670,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,670,000
SOH/AGL Deduction		620,128
ASSESSED VALUE		1,049,872
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		994,872
TOTAL JUST VALUE		1,670,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,518,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2052/0682	6/06/2016	SW	U	I	12	995,200
GRANTOR: RESI REO SUB LLC						
GRANTEE: GOLDBERG STEPHANIE						
2035/1140	4/19/2015	QC	U	I	11	100
GRANTOR: ARNS INC						
GRANTEE: RESI REO SUB LLC						

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

REVIEW DATE 10/14/2021 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS