UNIT 6526
IN OR 2177/976
SPYGLASS VILLAS II CONDO

KNOWLTON CALVIN H & ORSULA V
406 POND VIEW DRIVE
MOORESTOWN, NJ 08077

2023

01-6N-29-V421-6526-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		3 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 100
View	OCEAN	OCEAN 100
Desirability	3RD FLOOR	3RD FLOOR 100
Balcony	635 SF FOP	635 SF FOP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3.5 100
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 – 0% - 0 SQFT=2404 HX Base Yr

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

6526 SPYGLASS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,562,850
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,562,850
SOH/AGL Deduction	29,417
ASSESSED VALUE	1,533,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,533,433
TOTAL JUST VALUE	1,562,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,420,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013608	REMODEL	225,000	10/06/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2177/0976	2/12/2018	WD	Q	I	01	1,320,000
GRANTOR: RSBZ PROPERTIES LLC						
GRANTEE: KNOWLTON CALVIN H &						
1511/1318	7/11/2007	WD	U	I	19	1,153,600
GRANTOR: AMELIA SPYGLASS VILLA						
GRANTEE: RSBZ PROPERTIES 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