UNIT 6531
SPYGLASS VILLAS II CONDO
OR 1507/1354

SCOTT DAVID
6531 SPYGLASS CIR
FERNANDINA BEACH, FL 32034

2023

01-6N-29-V421-6531-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		5 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View	OCEAN	OCEAN 100
Desirability	5TH FLOOR	5TH FLOOR 100
Balcony	685 SF FOP	685 SF FOP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		3 100
Bathrooms		3 100
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% - 2021 SQFT=2624 HX Base Yr 2021

6531 SPYGLASS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 5

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,627,250
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,627,250
SOH/AGL Deduction		263,251
ASSESSED VALUE		1,363,999
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,313,999
TOTAL JUST VALUE		1,627,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,478,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007138	REMODEL	1,500	06/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2302/0908	9/03/2019	WD	Q	I	01	1,500,000
GRANTOR: CATCHINGS TIMOTHY T						
GRANTEE: SCOTT DAVID						
1887/0688	10/30/2013	WD	Q	I	02	975,000
GRANTOR: THE NATIONAL BANK OF						
GRANTEE: CATCHINGS TIMOTHY T						

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