UNIT 6540
SPYGLASS VILLAS OR 499/325

DUBETZ VICTORIA E DEC OF TRUST/DUBETS VICTORIA E T
6540 SPYGLASS CIR
FERNANDINA BEACH, FL 32034

2024

01-6N-29-V420-6540-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		1 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	1ST FLOOR	1ST FLOOR 100
Balcony	FOP	FOP 100
Parking	U/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	2,440		2,440	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342000		2,440				1990	1990	100	100	0		

1 CONDO – 100% - 2022 HX Base Yr 2022

6540 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		1,396,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,396,000
SOH/AGL Deduction		330,856
ASSESSED VALUE		1,065,144
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		1,015,144
TOTAL JUST VALUE		1,396,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,305,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603129	REMODEL	19,120	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2572/1890	6/09/2022	WD	U	I	11	100
GRANTOR: DUBETZ VICTORIA E						
GRANTEE: DUBETZ VICTORIA E D						
2193/1699	4/30/2018	WD	Q	I	01	930,300
GRANTOR: BRADLEY TROY G						
GRANTEE: DUBETZ VICTORIA E						

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 08/06/2024 BY SYS