UNIT 6544
SPYGLASS VILLAS OR 499/325

VIESER PAMELA J
6544 SPYGLASS CIRCLE
FERNANDINA BEACH, FL 32034

2024

01-6N-29-V420-6544-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	END	END 100
View	OCEAN	OCEAN 100
Desirability	2ND FLOOR	2ND 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% - 2020 HX Base Yr 2020

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

6544 SPYGLASS CIR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 5	Tax Dist:	
BUILDING MARKET VALUE		1,396,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,396,000
SOH/AGL Deduction		552,415
ASSESSED VALUE		843,585
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		793,585
TOTAL JUST VALUE		1,396,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,305,000

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 U /	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 &						

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