UNIT 6520
IN OR 2052/682
SPYGLASS VILLAS II CONDO

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

2024

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	3,364		3,364	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342100		3,364				2007	2007	100	100	0		

1 CONDO – 100% - 2019 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		1,786,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,786,000
SOH/AGL Deduction		704,632
ASSESSED VALUE		1,081,368
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		1,026,368
TOTAL JUST VALUE		1,786,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,670,000

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 08/06/2024 BY SYS