UNIT 6533
SPYGLASS VILLAS II CONDO
OR 1507/1354

FALLUCCO MICHAEL A IRREV TRUST/FALLUCCO ELISE M TR
3970 ALHAMBRA DR WEST
JACKSONVILLE, FL 32207

2024

01-6N-29-V421-6533-0000

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		3.5 100
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	2,679		2,679	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342100		2,679				2007	2007	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

6533 SPYGLASS CIR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,772,150
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,772,150
SOH/AGL Deduction	0
ASSESSED VALUE	1,772,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,772,150
TOTAL JUST VALUE	1,772,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,657,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0732	12/30/2021	QC	U	I	11	100
GRANTOR: FALLUCCO MICHAEL A						
GRANTEE: FALLUCCO MICHAEL A						
2525/1732	12/30/2021	QC	U	I	11	100
GRANTOR: FALLUCCO MICHAEL A &						
GRANTEE: FALLUCCO MICHAEL A						

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