UNIT 6505
IN OR 1938/1530
SPYGLASS VILLAS OR 599/273-291

RUBIN LAURETTA C
6505 SPYGLASS CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V420-6505-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	INTERIOR	INTERIOR 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		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	2,116			2,116	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342000		2,116				1990	1990	100	100	0		

1 CONDO – 100% - 2001 HX Base Yr 2001

6505 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		1,279,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		1,279,000
SOH/AGL Deduction		688,004
ASSESSED VALUE		590,996
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		540,274
TOTAL JUST VALUE		1,279,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,273,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217813	H/AC	0	12/01/2012
B18668	REMODEL	1,800	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1938/1530	8/20/2014	TD	U	I	11	100
GRANTOR: RUBIN LAURETTA C TRUS						
GRANTEE: RUBIN LAURETTA C						
1790/0273	3/27/2012	TD	U	I	30	100
GRANTOR: RUBIN LAURETTA C SUCC						
GRANTEE: RUBIN LAURETTA C TR						

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 07/30/2025 BY SYS