UNIT 6539
SPYGLASS VILLAS OR 499/325

WARREN SCOTT W & NATASCHA L
6539 SPYGLASS CIR
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V420-6539-0000

NASSAU COUNTY PROPERTY

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		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	2,250			2,250	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342000		2,250				1990	1990	100	100	0		

1 CONDO – 0% - 2025 HX Base Yr

6539 SPYGLASS CIR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 5	Tax Dist:
BUILDING MARKET VALUE	1,363,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,363,000
SOH/AGL Deduction	0
ASSESSED VALUE	1,363,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,363,000
TOTAL JUST VALUE	1,363,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,357,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2745/1136	10/24/2024	WD	Q	I	01	1,600,000
GRANTOR: NICHOLSON DONALD W &						
GRANTEE: WARREN SCOTT W & NA						
2405/1735	10/30/2020	WD	Q	I	01	980,000
GRANTOR: BRINK REALTY LLC						
GRANTEE: NICHOLSON DONALD W						

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