UNIT 6542
IN OR 1553/1233
SPYGLASS VILLAS OR 499/235

ALPAUGH PETER A/KESSEL ANDREA A
PO BOX 43460
CINCINNATI, OH 45243

2025

01-6N-29-V420-6542-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		2 100
Recreation	POOL	POOL 100
Location	CORNER	CORNER 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	2,502			2,502	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342000		2,502				1990	1990	100	100	0		

1 CONDO – 0% - 0 HX Base Yr

6542 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	1,425,000
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	1,425,000
SOH/AGL Deduction	424,873
ASSESSED VALUE	1,000,127
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,000,127
TOTAL JUST VALUE	1,425,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,418,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21453	HURRICANE SHUTTER	45,287	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/1233	3/03/2008	TD	Q	I	01	100
GRANTOR: ALPAUGH JOY S TRUSTEE						
GRANTEE: ALPAUGH PETER A & A						
1342/0164	8/16/2005	WD	Q	I	01	100
GRANTOR: ALPAUGH JOY S						
GRANTEE: ALPAUGH JOY S TRUST						

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