UNIT 6534
SPYGLASS VILLAS II CONDO
OR 1507/1354

CORNET EDWARD PAUL & KATHLEEN ANNE
6534 SPYGLASS CIRCLE
FERNANDINA BEACH, FL 32034

2025

01-6N-29-V421-6534-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Floor		6 100
Recreation	POOL	POOL 100
Location	EXTERIOR	EXTERIOR 100
View	OCEAN	OCEAN 100
Desirability	6TH FLOOR	6TH FLOOR 100
Balcony	1068SF FOP	1068SF FOP 100
Parking	U/G GARAGE	U/G GARAGE 100
Bedrooms		5 100
Bathrooms		4.5 100
Oth Rooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS	3,895			3,895	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8342100		3,895				2007	2007	100	100	0		

1 CONDO – 100% - 2023 HX Base Yr 2023

6534 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		4,612,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		4,612,000
SOH/AGL Deduction		638,547
ASSESSED VALUE		3,973,453
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		3,922,731
TOTAL JUST VALUE		4,612,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,011,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0265	10/06/2022	WD	Q	I	01	4,700,000
GRANTOR: FROST DERRICK CHARLES						
GRANTEE: CORNET EDWARD PAUL						
2515/1954	11/22/2021	TD	U	I	11	100
GRANTOR: FROST DERRICK C 2007						
GRANTEE: FROST DERRICK C & B						

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 01/29/2025 BY JW Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS