

# Unit 6526 Spyglass Cir - Spyglass Villas I & II

6526 Spyglass Cir - 6501-6547 Spyglass Cir, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number:	1259286
Status:	Active Under Contract
Size:	2,404 Sq ft.
Bedrooms:	3
Full Bathrooms:	3
Half Bathrooms:	
Parking Spaces:	Additional Parking,Assigned,Covered
View:	Ocean
List Price:	\$2,695,000
List PPSF:	\$1,121
Valuated Price:	\$1,883,000
Valuated PPSF:	\$783

*The above valuated price is a baseline figure that does not take into account any specific renovation, upgrade, split, merge, or deterioration of the unit.*

## Building Information

Number of units:	46
Number of active listings for rent:	0
Number of active listings for sale:	1
Building inventory for sale:	2%
Number of sales over the last 12 months:	2
Number of sales over the last 6 months:	2
Number of sales over the last 3 months:	0

## Building Association Information

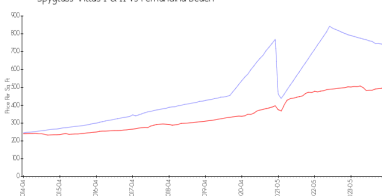
Spyglass Villas II Condominium Assn Inc  
5440 First Coast Highway  
Amelia Island, FL 32034  
Phone: (904) 277-5125

## Recent Sales

Unit #	Size	Closing Date	Sale Price	PPSF
	2,216 sq ft	Jan 2024	\$1,600,000	\$722
6516		Jan 2024	\$975,000	

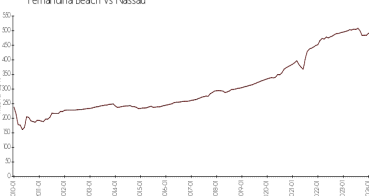
## Market Information

Spyglass Villas I & II vs Fernandina Beach



Spyglass Villas I & II: \$738/sq. ft.  
Fernandina Beach: \$505/sq. ft.

Fernandina Beach vs Nassau



Fernandina Beach: \$505/sq. ft.  
Nassau: \$563/sq. ft.

## Inventory for Sale

Spyglass Villas I & II	2%
Fernandina Beach	1%
Nassau	1%

## Avg. Time to Close Over Last 12 Months

Spyglass Villas I & II	n/a
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Fernandina Beach  
Nassau

n/a  
n/a