

# Unit 6541 Spyglass Cir - Spyglass Villas I & II

6541 Spyglass Cir - 6501-6547 Spyglass Cir, Fernandina Beach, FL, Nassau 32034

## Unit Information

MLS Number: 2009641  
 Status: Active  
 Size: 2,373 Sq ft.  
 Bedrooms: 3  
 Full Bathrooms: 3  
 Half Bathrooms:  
 Parking Spaces: Guest, Parking Lot  
 View: Beach, Ocean, Pool  
 List Price: \$1,750,000  
 List PPSF: \$737  
 Valuated Price: \$1,957,000  
 Valuated PPSF: \$825

*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: 2  
 Building inventory for sale: 4%  
 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: 2

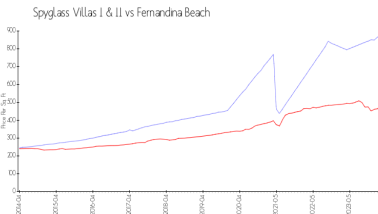
## Building Association Information

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

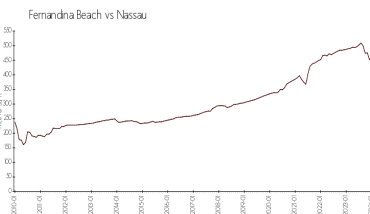
## Recent Sales

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

## Market Information



Spyglass Villas I & II: \$872/sq. ft.  
 Fernandina Beach: \$478/sq. ft.



Fernandina Beach: \$478/sq. ft.  
 Nassau: \$554/sq. ft.

## Inventory for Sale

Spyglass Villas I & II: 4%  
 Fernandina Beach: 1%  
 Nassau: 1%

## Avg. Time to Close Over Last 12 Months

Spyglass Villas I & II: n/a



Fernandina Beach  
Nassau

n/a  
n/a