

MCCULLOCH WILLIAM C III & AMY CHRISTINE
5610 GREGG ST
FERNANDINA BEACH, FL 32034

00-00-30-010C-0001-0260

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 8				Tax Dist:				
BUILDING MARKET VALUE				756,043				
TOTAL MARKET OB/XF VALUE				10,326				
TOTAL LAND VALUE - MARKET				900,000				
TOTAL MARKET VALUE				1,666,369				
SOH/AGL Deduction				728,864				
ASSESSED VALUE				937,505				
TOTAL EXEMPTION VALUE				HX HB		50,722		
BASE TAXABLE VALUE				886,783				
TOTAL JUST VALUE				1,666,369				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				1,631,904				
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
B1529860		CO ISSUED			0		08/03/2016	
B1529860		NEW CONSTR			421,980		01/01/2015	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
2075/0480		9/29/2016		WD	U	I	30	208,500
GRANTOR: MCCULLOCH WILLIAM CHR								
GRANTEE: MCCULLOCH WILLIAM C								
1959/1043		1/22/2015		QC	U	V	11	100
GRANTOR: WILLIAM C MCCULLOCH E								
GRANTEE: MCCULLOCH WILLIAM C								
BUILDING NOTES								
BUILDING DIMENSIONS								
FOP=[YR=2016] W30 S5 BAS=[YR=2016] S27 FGR=[YR=2016] S24 SOP=[YR=2016] S5 E30 N8 W14 S3 W16\$ E16 N3 E14 N21 W30 \$ E30 N23 W10 N4 W20\$ E20 S4 E10 N9\$ PTR=E15 BAL=[YR=2016] E30 S4 FOP=[YR=2016] S9 FUS=[YR=2016] S9 E2 S19 W2 S16 FOP=[YR=2016] S8 W30 STR=[YR=2016] S6 W4 N6 E4\$ W4 N12 E4 S7 E16 N3 E14\$ W14 S3 W16 N25 STR=[YR=2016] N12 E5 S12 W5\$ E5 N12 W5 N14 E20 S4 E10\$ W10 N4 W20 N5 E30\$ W30 N4\$ W15\$ PTR=E60 FOP=[YR=2016] E30 S9 FUS=[YR=2016] S9 E2 S19 W2 S16 FOP=[YR=2016] S8 W15 N5 E1 N3 E14\$ W14 S3 W16 N25 STR=[YR=2016] N12 E5 S12 W5\$ E5 N12 W5 N14 E20 S4 E10\$ W10 N4 W20 N5\$ W60\$.								
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
000,000								
Common: 900,000								
PRINTED 07/30/2025 BY SYS								