BLOCK 1 LOT 26
IN OR 2075/480
AMERICAN BEACH 3 UNIT 1

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	03	MASONRY 100
Stories	3.	3. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

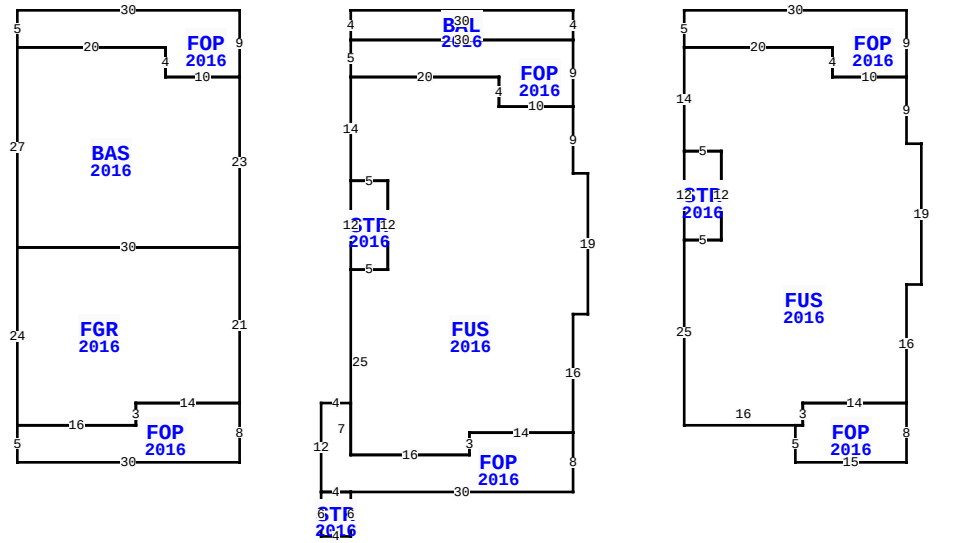
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3038.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	120	15	2016	18	3,260
BAS	770	100	2016	770	139,457
FGR	678	55	2016	373	67,555
FOP	117	30	2016	35	6,339
FOP	190	30	2016	57	10,324
FOP	190	30	2016	57	10,324
FOP	190	30	2016	57	10,324
FOP	192	30	2016	58	10,504
FOP	240	30	2016	72	13,041
FUS	1,426	100	2016	1,426	258,268
TOTALS	5,683			4,363	790,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	4,363	113.6520	188.66	823,124	2016	2016	0	0	0	4.00	96.00

1 SFR CUST 100% - 2017 Heated Area: 3622 HX Base Yr 2017



** This building has 14 Sub-Areas

5610 GREGG ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		790,199
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		1,250,000
TOTAL MARKET VALUE		2,042,119
SOH/AGL Deduction		1,079,301
ASSESSED VALUE		962,818
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		911,407
TOTAL JUST VALUE		2,042,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,666,369

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 FOP=[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$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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
1	000120	C	RES OCEAN	100		RG-1	50.00	155.00	50.00	FF		1.00	1.00	1.00	25,000.00	25,000.00	1,250,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,250,000 Market: 0 Agricultural: 0 Common: 1,250,000 PRINTED 07/09/2026 BY SYS