BLK 4 LOT 5 & PT JOHN BACHELOT
GRANT SEC 18-3N-29E
IN OR 2660/1171

VETERAN STAR SERVICES LLC
4161 DEWAAL STREET
EVANS, GA 30809

2025

00-00-31-1520-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

565 S FLETCHER AVE A, B, C, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/10/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	636,750
TOTAL MARKET VALUE	636,750
SOH/AGL Deduction	27,075
ASSESSED VALUE	609,675
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	609,675
TOTAL JUST VALUE	636,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	554,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0478			03/17/2025
2023-0479			03/07/2025
2024-0132	POOL	118,444	04/09/2024
2023-0478	1926 COND EACH	866,000	02/14/2024
2023-0479	AFU 935 COND	150,000	02/07/2024
20060525	DEMOLITION	6,500	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1171	8/11/2023	WD	U	V	11	100
GRANTOR: HYATT VICTOR L II & S						
GRANTEE: VETERAN STAR SERVIC						
2192/0671	4/19/2018	WD	Q	V	02	450,000
GRANTOR: GSL LLC						
GRANTEE: HYATT VICTOR L II &						

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
1	000100	C	RES	0	0006	R-3	75.00	102.00	75.00	FF		1.00	1.00	1.00	7,500.00	7,500.00	562,500							
2	000100	C	RES	0		R-1	75.00	90.00	1.00	LT		1.00	1.00	0.45	165,000.00	74,250.00	74,250							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 636,750 Market: 0 Agricultural: 0 Common: 636,750 PRINTED 07/30/2025 BY SYS