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

2026

00-00-31-1520-0004-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		8 100
Bathrooms		6 100
Frame	02	WOOD FRAME 70
Frame	03	MASONRY 30
Stories	3.	3. 100
Units		2 100
Quality	06	Quality Level 06

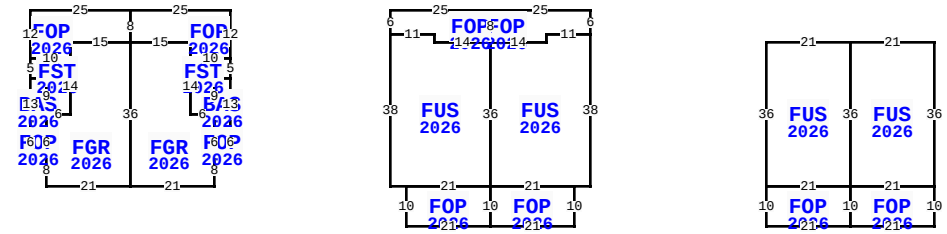
DOR CODE	0800	MULTI-FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1057.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	52	100	2026	52	10,079
BAS	52	100	2026	52	10,079
FGR	648	55	2026	356	69,003
FGR	648	55	2026	356	69,003
FOP	24	30	2026	7	1,357
FOP	24	30	2026	7	1,357
FOP	178	30	2026	53	10,273
FOP	178	30	2026	53	10,273
FOP	210	30	2026	63	12,211
FOP	210	30	2026	63	12,211
TOTALS	6,688			4,802	930,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	11	4,802	139.4490	193.83	930,772	2025	2025	0	0	0	0.00	100.00

1 DUPLEX 0% - 2026 Heated Area: 3460 HX Base Yr



** This building has 20 Sub-Areas

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,179,097
TOTAL MARKET OB/XF VALUE	70,000
TOTAL LAND VALUE - MARKET	725,000
TOTAL MARKET VALUE	1,974,097
SOH/AGL Deduction	54,357
ASSESSED VALUE	1,919,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,919,740
TOTAL JUST VALUE	1,974,097
NCON VALUE	1,249,097
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,750

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

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	0860	POOL/SPA	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2026	2025	06	100	70,000	

BUILDING DIMENSIONS

FGR=[YR=2026;ORIG=70,20] S36 E21 N8 N6 N4 W6 N14 N4 W15 $
FGR=[YR=2026;ORIG=70,20] S36 W21 N8 N6 N4 E6 N14 N4 E15 $
BAS=[YR=2026;ORIG=91,42] N4 N9 E4 S13 W4 $
FOP=[YR=2026;ORIG=91,42] E4 S6 W4 N6 $
FOP=[YR=2026;ORIG=49,42] W4 S6 E4 N6 $
FST=[YR=2026;ORIG=91,29] S9 W6 N14 E10 S5 W4 $
FOP=[YR=2026;ORIG=85,24] N4 W15 N8 E25 S12 W10 $
BAS=[YR=2026;ORIG=49,42] N4 N9 W4 S13 E4 $
FST=[YR=2026;ORIG=49,38] E6 N14 W10 S5 E4 S9 $
FOP=[YR=2026;ORIG=55,24] W10 N12 E25 S8 W15 S4 $
FUS=[YR=2026;ORIG=160,20] S36 E21 E4 N38 W11 S2 W14 $
FOP=[YR=2026;ORIG=160,56] S10 E21 N10 W21 $

LAND DESCRIPTION

TOTAL OB/XF 70,000

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	8,500.00	8,500.00	637,500							
2	000100	C	RES	0		R-1	75.00	90.00	1.00	LT		1.00	1.00	0.50	175,000.00	87,500.00	87,500							

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 725,000 Market: 0 Agricultural: 0 Common: 725,000 PRINTED 07/09/2026 BY SYS

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

2026

00-00-31-1520-0004-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
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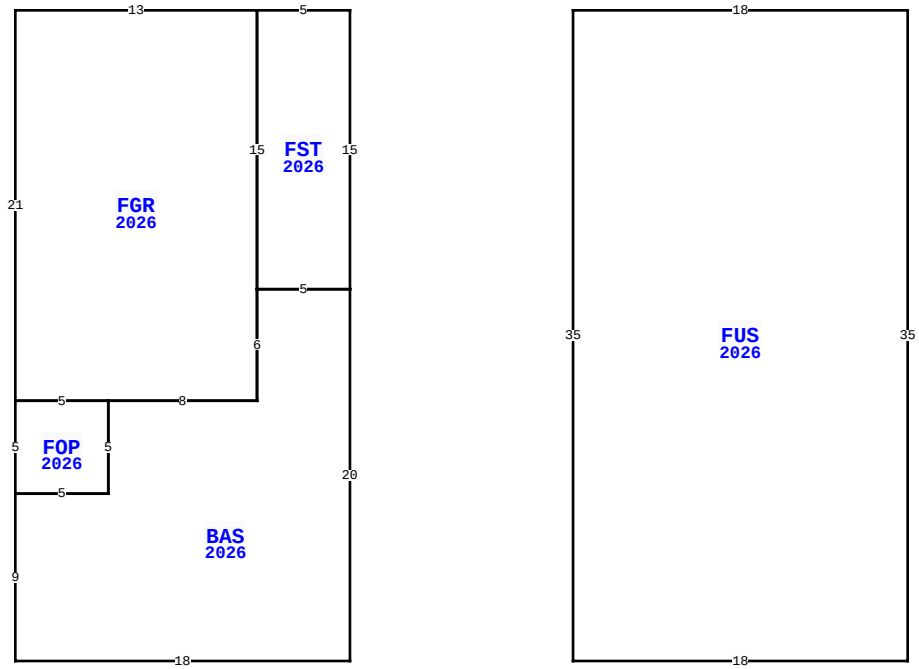
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 50
Frame	03	MASONRY 50
Stories	2.	2. 100
Units		1 100
Quality	06	Quality Level 06
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1057.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	257	100	2026	257	58,766
FGR	273	55	2026	150	34,299
FOP	25	30	2026	8	1,829
FST	75	55	2026	41	9,375
FUS	630	100	2026	630	144,056
TOTALS	1,260			1,086	248,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,086	137.7470	228.66	248,325	2025	2025	0	0	0	0.00	100.00

2 SFR CUST 0% - 2026 Heated Area: 887 HX Base Yr



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XF DATE		LAND DATE	04/27/2026 MLU
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,919,740
TOTAL JUST VALUE	1,974,097
NCON VALUE	1,249,097
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4917	GARAGE	10,000	06/27/1988

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

FGR=[YR=2026;ORIG=33,10] W13 S21 E5 E8 N6 N15 $
FST=[YR=2026;ORIG=33,10] E5 S15 W5 N15 $
BAS=[YR=2026;ORIG=33,25] E5 S20 W18 N9 E5 N5 E8 N6 $
FOP=[YR=2026;ORIG=20,31] E5 S5 W5 N5 $
FUS=[YR=2026;ORIG=50,10] E18 S35 W18 N35 $
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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

REVIEW DATE 07/17/2025 BY HS Total Acres: 0.00 Total Land Value: 725,000 Market: 0 Agricultural: 0 Common: 725,000 PRINTED 07/09/2026 BY SYS