PT OF GOVT LOT 4
IN OR 2299/1243
EX 4-11 & 4-13

PRIMESOUTH BANK
3473 HWY 84 W
BLACKSHEAR, GA 31516

2023

29-3N-28-0000-0004-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

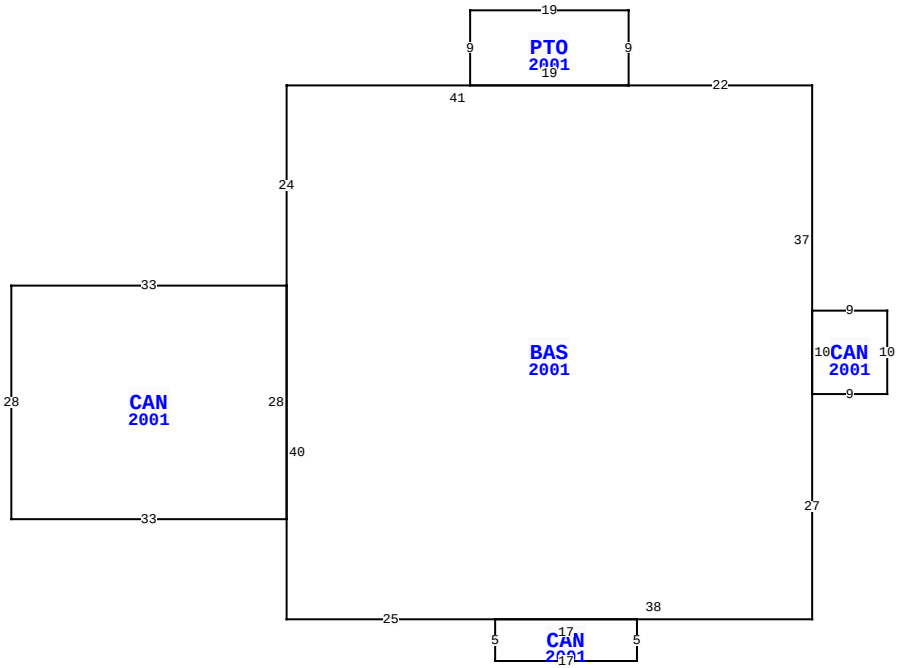
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	07	CONC TILE 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,032	100	4,032	646,293
CAN	85	30	26	4,167
CAN	90	30	27	4,328
CAN	924	30	277	44,400
PTO	171	5	9	1,443
TOTALS	5,302		4,371	700,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2302	04	4,371	122.3743	239.24	1,045,718	2001	2001	0	0	15	18.00	67.00

1 BRNCH BANK – 0% - 0 Heated Area: 4032 HX Base Yr



1500 SADLER RD, FERNANDINA BEACH

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	700,631
TOTAL MARKET OB/XF VALUE	116,626
TOTAL LAND VALUE - MARKET	850,000
TOTAL MARKET VALUE	1,667,257
SOH/AGL Deduction	321,314
ASSESSED VALUE	1,345,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,345,943
TOTAL JUST VALUE	1,667,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,574,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210065	ROOF	0	06/10/2021
20141341	H/AC	4,500	06/23/2014
20130293	ELEC OTHER	6,200	02/12/2013
20110483	SIGN	195	04/05/2011
20110296	SIGN	1,075	03/03/2011
20071548	REPAIR/RRF	23,000	08/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2299/1243	8/16/2019	SW	U	I	12	1,350,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: PRIMESOUTH BANK						
1447/1454	9/27/2006	WD	Q	I		1,501,000
GRANTOR: WACHOVIA BANK						
GRANTEE: FIRST FEDERAL SAVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 PTO=[YR=2001] N9 W19 S9 E19 $ W41 S24
CAN=[YR=2001] W33 S28 E33 N28 $ S40 E25 CAN=[YR=2001] S5
E17 N5 W17 $ E38 N27 CAN=[YR=2001] E9 N10 W9 S10 $ N37 $.

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
2	0803	ASPHALT C	0	0	0	0	21,556.00	SF	2.00	2.00	100	2001	2001	3	50	21,556	
3	0400	CONC CURB	0	0	0	0	1,180.00	LF	15.00	15.00	100	2001	2001	3	86	15,222	
4	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	20	4,000	
6	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	95	5,700	
7	1127	BRICK 8"	0	0	37	4	148.00	SF	11.00	11.00	100	2001	2001	3	95	1,547	
8	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	100	2001	2001	3	100	2,100	
9	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2001	2001	3	58	14,674	
10	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	86	43	
12	0524	PUMP ISLND	0	0	0	0	278.00	SF	4.50	4.50	100	2001	2001	3	95	1,188	
13	0422	CL FNC 4'	0	0	0	0	440.00	LF	15.00	15.00	100	2001	2001	3	58	3,828	

TOTAL OB/XF 69,858

LAND DESCRIPTION

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	002300	C	FINANCIAL	0	0003	CG	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	17.00	17.00	850,000							

REVIEW DATE 08/19/2021 BY KK Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 08/02/2023 BY SYS

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EX 4-11 & 4-13

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TOTALS				

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	1,667,257
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,345,943
TOTAL JUST VALUE	1,667,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,574,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070179	SIGN	8,680	01/31/2007
20051248	SIGN	5,000	02/15/2005
20051250	SIGN	5,000	02/15/2005
20051230	ELEC OTHER	1,000	02/11/2005
B2003962	NEW CONSTR	750,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2299/1243	8/16/2019	SW	U	I	12	1,350,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: PRIMESOUTH BANK						
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GRANTOR: WACHOVIA BANK						
GRANTEE: FIRST FEDERAL SAVIN						

BLD DATE	08/19/2021	KK	LGL DATE	
XF DATE	08/19/2021	KK	LAND DATE	08/19/2021 KK
INC DATE			AG DATE	

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
14	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2001	2001	3	58	522	
15	0424	CL FNC 6'	0	0	0	0	42.00	LF	20.00	20.00	100	2001	2001	3	58	487	
16	0811	CONCRETE B	0	0	0	0	987.00	SF	5.20	5.20	100	2001	2001	3	82	4,209	
17	0649	LIGHTS-GD	0	0	0	0	5.00	SF	225.00	225.00	100	2001	2001	3	20	225	
18	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	2001	2001	3	95	41,325	

LAND DESCRIPTION

TOTAL OB/XF 46,768

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 08/19/2021 BY KK Total Acres: 0.00 Total Land Value: 850,000 Market: 0 Agricultural: 0 Common: 850,000 PRINTED 08/02/2023 BY SYS