TRACT 9
5TH AMENDMENT REC ESMT &
OPERATING DEV AGMT OR 1374/705

FIRST PORT CITY BANK/
PO BOX 1070
BAINBRIDGE, GA 39818

2023

37-2N-27-1950-0009-0000

BUILDING CHARACTERISTICS

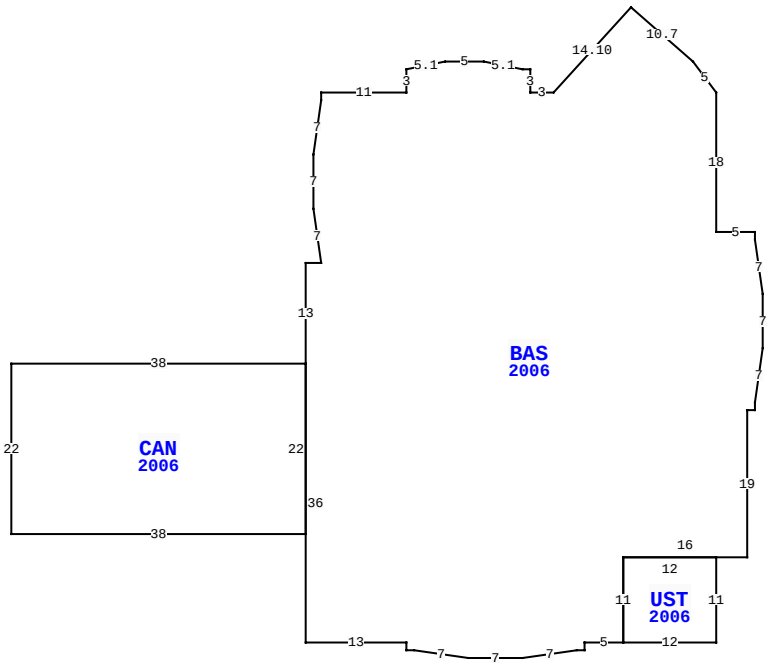
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		11 100
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 04
NEIGHBORHOOD/LOC	4058.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,022	100	4,022	739,301
CAN	836	30	251	46,138
UST	132	40	53	9,742
TOTALS	4,990		4,326	795,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2301	04	4,326	109.2171	208.88	903,615	2006	2006	0	0	0	12.00	88.00

1 BANK MAIN – 0% - 0 Heated Area: 4022 HX Base Yr



463781 SR 200, YULEE

BLD DATE	09/17/2019	KK	LGL DATE	
XF DATE	09/17/2019	KK	LAND DATE	09/17/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	795,181
TOTAL MARKET OB/XF VALUE	84,487
TOTAL LAND VALUE - MARKET	1,306,800
TOTAL MARKET VALUE	2,186,468
SOH/AGL Deduction	380,132
ASSESSED VALUE	1,806,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,806,336
TOTAL JUST VALUE	2,186,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,255,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/0987	4/02/2019	SW	Q	I	01	1,675,000
GRANTOR: SUNTRUST BANK						
GRANTEE: FIRST PORT CITY BAN						
1353/0184	9/27/2005	WD	Q	V		1,125,000
GRANTOR: DUDLEY JOHNNY L &						
GRANTEE: SUNTRUST BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W5 N18 U4 L3 U7 L8 L10 D11 W3 N3 W1 L5 U1 W5 L5 D1 S3 W11 S1 D7 L1 S7 D7 R1 W2 S13
CAN=[YR=2006] W38 S22 E38 N22$ S36 E13 S1 E1 R7 D1 E7 R7 U1 E1 N1 E5 UST=[YR=2006] E12 N11 W12 S11$ N11 E16 N19 E1 N1 U7 R1 N7 U7 L1 N1$.

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	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2006	2006	3	100	500	
2	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	2006	2006	3	100	1,500	
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	16,394	
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	91	46	
5	0400	CONC CURB	0	0	0	0	1,248.00	LF	15.00	15.00	100	2006	2006	3	91	17,035	
6	0812	CONCRETE C	0	0	0	0	2,862.00	SF	4.00	4.00	100	2006	2006	3	88	10,074	
7	0803	ASPHALT C	0	0	0	0	26,968.00	SF	2.00	2.00	100	2006	2006	3	60	32,362	
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2006	2006	3	72	324	
9	1128	BRICK 12"	0	0	39	0	234.00	SF	14.00	14.00	100	2006	2006	3	97	3,178	
10	1127	BRICK 8"	0	0	40	0	120.00	SF	11.00	11.00	100	2006	2006	3	97	1,280	

LAND DESCRIPTION

TOTAL OB/XF 82,693

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	0004	CI	0.00	0.00	65,340.00	SF		1.00	1.00	1.00	20.00	20.00	1,306,800							

REVIEW DATE 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,306,800 Market: 0 Agricultural: 0 Common: 1,306,800 PRINTED 08/02/2023 BY SYS

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BUILDING NOTES

EXTRA FEATURES

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11	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	72	432	
13	0524	PUMP ISLND	0	0	0	0	138.00	SF	4.50	4.50	100	2006	2006	3	97	602	
14	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2008	2008	3	76	760	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 1,794

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 09/17/2019 BY KK Total Acres: 0.00 Total Land Value: 1,306,800 Market: 0 Agricultural: 0 Common: 1,306,800 PRINTED 08/02/2023 BY SYS