

PRIMESOUTH BANK
3473 HWY 84 W
BLACKSHEAR, GA 31516

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																																															
Exterior Wall	20	FACE BRICK 100								2302	04	4,371	122.3743		236.49	1,033,698	2001	2001		0	15	20.00	65.00	VALUATION BY																																													
Roof Structure	04	WOOD TRUSS 100								1 BRNCH BANK - 0% - 0														Heated Area: 4032								HX Base Yr								STANDARD																													
Roof Cover	07	CONC TILE 100																														Tax Group: 2								Tax Dist:																													
Interior Wall	08	DECORATIVE 100																														BUILDING MARKET VALUE								671,904																													
Interior Floo	14	CARPET 80																														TOTAL MARKET OB/XF VALUE								114,813																													
Interior Floo	11	CLAY TILE 20																														TOTAL LAND VALUE - MARKET								850,000																													
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								1,636,717																													
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								156,180																													
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								1,480,537																													
Fixtures	5	100																														TOTAL EXEMPTION VALUE								0																													
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								1,480,537																													
Story Height		16 100																														TOTAL JUST VALUE								1,636,717																													
RMS		12 100																														NCON VALUE								0																													
Stories	1.	1. 100																														INCOME VALUE																																					
Units		0 100																														PREVIOUS YEAR MKT VALUE								1,667,257																													
Occupancy	00	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	619,793																																																																	
CAN	85	30	26	3,997																																																																	
CAN	90	30	27	4,150																																																																	
CAN	924	30	277	42,580																																																																	
PTO	171	5	9	1,383																																																																	
TOTALS		5,302	4,371	671,904																																																																	
EXTRA FEATURES										1500 SADLER RD, FERNANDINA BEACH										BLD DATE 08/19/2021										KK										LGL DATE										08/19/2021										KK									
																				XF DATE 08/19/2021										KK										LAND DATE																													
																				INC DATE																				AG DATE																													
L N	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	0803	ASPHALT C	0	0	0	0	21,556.00	SF	2.00	2.00	100	2001	2001	3	50	21,556																																																					
2	0400	CONC CURB	0	0	0	0	1,180.00	LF	15.00	15.00	100	2001	2001	3	85	15,045																																																					
3	0095	A.T.M.	0	0	0	0	1.00	UT	20,000.00	20,000.00	100	2001	2001	3	20	4,000																																																					
4	2021	BANK WINDW	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	94	5,640																																																					
5	1127	BRICK 8"	0	0	37	4	148.00	SF	11.00	11.00	100	2001	2001	3	94	1,530																																																					
6	4950	BOLLARD	0	0	0	0	21.00	UT	100.00	100.00	100	2001	2001	3	100	2,100																																																					
7	0972	ST LGHT UN	0	0	0	0	10.00	UT	2,530.00	2,530.00	100	2001	2001	3	55	13,915																																																					
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	85	43																																																					
9	0524	PUMP ISLND	0	0	0	0	278.00	SF	4.50	4.50	100	2001	2001	3	94	1,176																																																					
10	0422	CL FNC 4'	0	0	0	0	440.00	LF	15.00	15.00	100	2001	2001	3	55	3,630																																																					
LAND DESCRIPTION										TOTAL OB/XF										68,635																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	C-2	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	17.00	17.00	850,000																																																				

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