

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																						
Exterior Wall		20	FACE BRICK 80		2301	04	4,326	109.2171	207.79	898,900	2006	2006	0	0	13.00	87.00	VALUATION BY					STANDARD																			
Exterior Wall		28	GLASS THRM 20		1 BANK MAIN - 0% - 0										Heated Area: 4022										HX Base Yr					Tax Group: 4					Tax Dist:						
Roof Structur		04	WOOD TRUSS 100																						BUILDING MARKET VALUE					782,043											
Roof Cover		03	COMP SHNGL 100																						TOTAL MARKET OB/XF VALUE					82,320											
Interior Wall		05	DRYWALL 100																						TOTAL LAND VALUE - MARKET					1,306,800											
Interior Floo		14	CARPET 80																						TOTAL MARKET VALUE					2,171,163											
Interior Floo		11	CLAY TILE 20																						SOH/AGL Deduction					184,193											
Ceiling		01	FIN.SUSPD 100																						ASSESSED VALUE					1,986,970											
Air Condition		03	CENTRAL 100																						TOTAL EXEMPTION VALUE					0											
Heating Type		04	AIR DUCTED 100																						BASE TAXABLE VALUE					1,986,970											
Fixtures		13	100																						TOTAL JUST VALUE					2,171,163											
Frame		03	MASONRY 100																						NCON VALUE					0											
Story Height		11	100																						INCOME VALUE																
RMS		11	100																						PREVIOUS YEAR MKT VALUE					2,186,468											
Stories		1.	1. 100																																						
Units		0	100																																						
Occupancy		00	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	727,086																																				
CAN		836	30	251	45,375																																				
UST		132	40	53	9,581																																				
TOTALS		4,990		4,326	782,043																																				
EXTRA FEATURES		463781 SR 200, YULEE																																							
BLD DATE		09/17/2019		KK		LGL DATE		09/17/2019		KK		09/17/2019		KK																											
XF DATE		09/17/2019		KK		LAND DATE		09/17/2019		KK		09/17/2019		KK																											
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	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	69	15,711																									
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2006	2006	3	90	45																									
5	0400	CONC CURB	0	0	0	0	1,248.00	LF	15.00	15.00	100	2006	2006	3	90	16,848																									
6	0812	CONCRETE C	0	0	0	0	2,862.00	SF	4.00	4.00	100	2006	2006	3	87	9,960																									
7	0803	ASPHALT C	0	0	0	0	26,968.00	SF	2.00	2.00	100	2006	2006	3	58	31,283																									
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2006	2006	3	69	311																									
9	1128	BRICK 12"	0	0	39	0	234.00	SF	14.00	14.00	100	2006	2006	3	96	3,145																									
10	1127	BRICK 8"	0	0	40	0	120.00	SF	11.00	11.00	100	2006	2006	3	96	1,267																									
LAND DESCRIPTION										TOTAL OB/XF										80,570																					
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	0004	IW	0.00	0.00	65,340.00	SF		1.00	1.00	1.00	20.00	20.00	1,306,800																								
			</																																						

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

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

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 08/06/2024 BY SYS
-------------	------------	----	----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------