

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																				
Exterior Wall	20	FACE BRICK 100								2302	04	4,371	122.3743	236.18	1,032,343	2001	2001		0	15	21.00	64.00	VALUATION BY					STANDARD												
Roof Structure	04	WOOD TRUSS 100								1 BRNCH BANK - 0% - 0										Heated Area: 4032										HX Base Yr										
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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	4,032	100	2001	4,032	609,458																																			
CAN	85	30	2001	26	3,930																																			
CAN	90	30	2001	27	4,081																																			
CAN	924	30	2001	277	41,870																																			
PTO	171	5	2001	9	1,361																																			
TOTALS		5,302			4,371	660,700																																		
EXTRA FEATURES						1500 SADLER RD, FERNANDINA BEACH																																		
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	84	14,868																								
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	52	13,156																								
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	84	42																								
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	52	3,432																								
LAND DESCRIPTION							TOTAL OB/XF										67,500																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	C-2	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	17.50	17.50	875,000																							

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