



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 80			
Exterior Wall	28	GLASS THRM 20			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	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	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,022	100	2006	4,022	717,760
CAN	836	30	2006	251	44,793
UST	132	40	2006	53	9,458
TOTALS	4,990			4,326	772,012

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	207.51	897,688	2006	2006	0	0	0 14.00	86.00
1 BANK MAIN - 0% - 0											
Heated Area: 4022											
HX Base Yr											
BLD DATE 09/17/2019 KK LGL DATE 04/25/2025 MLU											
XF DATE 09/17/2019 KK LAND DATE											
INC DATE AG DATE											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100
2	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100
3	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100
4	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100
5	0400	CONC CURB	0	0	0	0	1,248.00	LF	15.00	15.00	100
6	0812	CONCRETE C	0	0	0	0	2,862.00	SF	4.00	4.00	100
7	0803	ASPHALT C	0	0	0	0	26,968.00	SF	2.00	2.00	100
8	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100
9	1128	BRICK 12"	0	0	39	0	234.00	SF	14.00	14.00	100
10	1127	BRICK 8"	0	0	40	0	120.00	SF	11.00	11.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	002300	C	FINANCIAL	0	0004	IW	0.00	0.00	65,340.00	SF	1.00
TOTAL OB/XF 78,492											
UNIT PRICE 21.00 ADJ UNIT PRICE 21.00 LAND VALUE 1,372,140											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		772,012	
TOTAL MARKET OB/XF VALUE		80,204	
TOTAL LAND VALUE - MARKET		1,372,140	
TOTAL MARKET VALUE		2,224,356	
SOH/AGL Deduction		38,689	
ASSESSED VALUE		2,185,667	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,185,667	
TOTAL JUST VALUE		2,224,356	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,171,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2265/0987	4/02/2019	SW	Q	I	01
SALE PRICE 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											
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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\$.											

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

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

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