PT OF GOVT LOT 4
IN OR 2299/1243
EX 4-11 & 4-13

PRIMESOUTH BANK
3473 HWY 84 W
BLACKSHEAR, GA 31516

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
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	OO	OWNER OCC 100
Quality	03	Quality Level 03

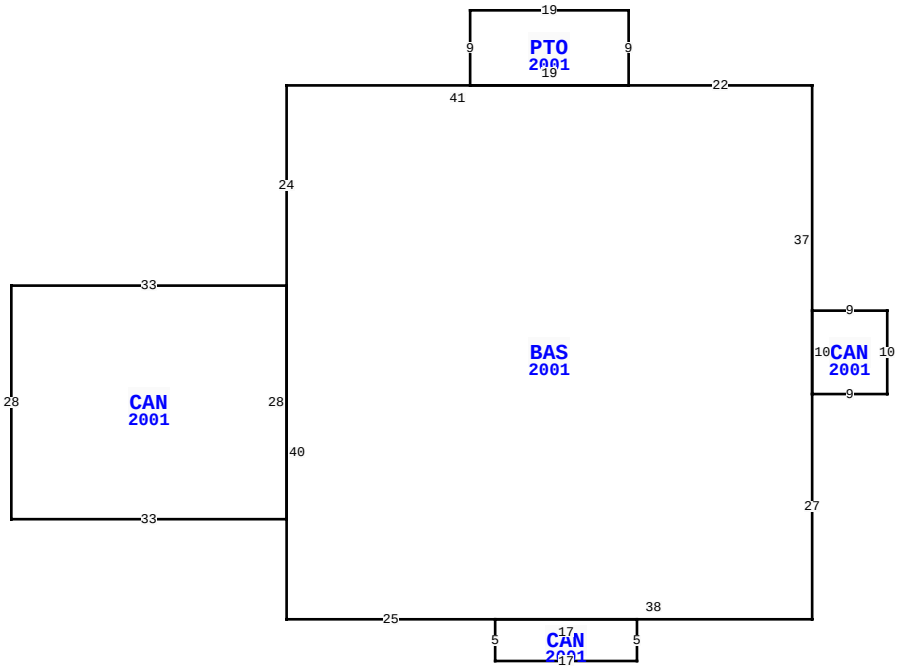
DOR CODE 2300 FINANCIAL BLDG
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,032	100	2001	4,032	630,185
CAN	85	30	2001	26	4,063
CAN	90	30	2001	27	4,220
CAN	924	30	2001	277	43,294
PTO	171	5	2001	9	1,407
TOTALS	5,302			4,371	683,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2302	04	4,371	122.3743	252.09	1,101,885	2001	2001	0	0	15	23.00	62.00

1 BRNCH BANK 0% - 0 Heated Area: 4032 HX Base Yr



1500 SADLER RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	683,169
TOTAL MARKET OB/XF VALUE	111,200
TOTAL LAND VALUE - MARKET	875,000
TOTAL MARKET VALUE	1,669,369
SOH/AGL Deduction	0
ASSESSED VALUE	1,669,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,669,369
TOTAL JUST VALUE	1,669,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,649,050

PRIMESOUTH BANK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210065	ROOF	0	06/10/2021
20141341	H/AC	4,500	06/23/2014
20130293	ELEC OTHER	6,200	02/12/2013
20110483	SIGN	195	04/05/2011
20110296	SIGN	1,075	03/03/2011
20071548	REPAIR/RRF	23,000	08/20/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2299/1243	8/16/2019	SW	U	I	12	1,350,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: PRIMESOUTH BANK						
1447/1454	9/27/2006	WD	Q	I		1,501,000
GRANTOR: WACHOVIA BANK						
GRANTEE: FIRST FEDERAL SAVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W22 PTO=[YR=2001] N9 W19 S9 E19 $ W41 S24
CAN=[YR=2001] W33 S28 E33 N28 $ S40 E25 CAN=[YR=2001] S5
E17 N5 W17 $ E38 N27 CAN=[YR=2001] E9 N10 W9 S10 $ N37 $.

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	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	83	14,691	
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	93	5,580	
5	1127	BRICK 8"	0	0	37	4	148.00	SF	11.00	11.00	100	2001	2001	3	93	1,514	
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	48	12,144	
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2001	2001	3	83	42	
9	0524	PUMP ISLND	0	0	0	0	278.00	SF	4.50	4.50	100	2001	2001	3	93	1,163	
10	0422	CL FNC 4'	0	0	0	0	440.00	LF	15.00	15.00	100	2001	2001	3	48	3,168	

TOTAL OB/XF 65,958

LAND DESCRIPTION

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	0003	C-2	200.00	250.00	50,000.00	SF		1.00	1.00	1.00	17.50	17.50	875,000							

REVIEW DATE 06/02/2026 BY TD Total Acres: 0.00 Total Land Value: 875,000 Market: 0 Agricultural: 0 Common: 875,000 PRINTED 07/09/2026 BY SYS

PT OF GOVT LOT 4
IN OR 2299/1243
EX 4-11 & 4-13

PRIMESOUTH BANK
3473 HWY 84 W
BLACKSHEAR, GA 31516

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,669,369
TOTAL JUST VALUE	1,669,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,649,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070179	SIGN	8,680	01/31/2007
20051248	SIGN	5,000	02/15/2005
20051250	SIGN	5,000	02/15/2005
20051230	ELEC OTHER	1,000	02/11/2005
B2003962	NEW CONSTR	750,000	09/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2299/1243	8/16/2019	SW	U	I	12	1,350,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: PRIMESOUTH BANK						
1447/1454	9/27/2006	WD	Q	I		1,501,000
GRANTOR: WACHOVIA BANK						
GRANTEE: FIRST FEDERAL SAVIN						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 DC
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2001	2001	3	48	432	
12	0424	CL FNC 6'	0	0	0	0	42.00	LF	20.00	20.00	100	2001	2001	3	48	403	
13	0811	CONCRETE B	0	0	0	0	987.00	SF	5.20	5.20	100	2001	2001	3	77	3,952	
14	2025	PNMTC UNIT	0	0	0	0	3.00	UT	14,500.00	14,500.00	100	2001	2001	3	93	40,455	

LAND DESCRIPTION

TOTAL OB/XF 45,242

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 06/02/2026 BY TD Total Acres: 0.00 Total Land Value: 875,000 Market: 0 Agricultural: 0 Common: 875,000 PRINTED 07/09/2026 BY SYS