

IN OR 1811/110  
EX 5-4 & 5-7  
ESMT OR 1885/1670

D&J MOTORSPORTS PROMOTION INC  
540271 LEM TURNER RD  
CALLAHAN, FL 32011

2023

17-2N-25-0000-0005-0010



| BUILDING CHARACTERISTICS |                  |             |                  |                      |
|--------------------------|------------------|-------------|------------------|----------------------|
| ELEMENT                  |                  | CD          | CONSTRUCTION     |                      |
| Exterior Wall            |                  | 15          | CONC BLOCK 100   |                      |
| Roof Structur            |                  | 04          | WOOD TRUSS 100   |                      |
| Roof Cover               |                  | 03          | COMP SHNGL 100   |                      |
| Interior Wall            |                  | 01          | MINIMUM 100      |                      |
| Interior Floo            |                  | 03          | CONC FINSH 100   |                      |
| Ceiling                  |                  | 04          | NONE 100         |                      |
| Air Condition            |                  | 01          | NONE 100         |                      |
| Heating Type             |                  | 01          | NONE 100         |                      |
| Fixtures                 |                  |             | 5 100            |                      |
| Frame                    |                  | 03          | MASONRY 100      |                      |
| Story Height             |                  |             | 8 100            |                      |
| RMS                      |                  |             | 2 100            |                      |
| Stories                  |                  | 1.          | 1. 100           |                      |
| Units                    |                  |             | 0 100            |                      |
| Occupancy                |                  | 00          | NONE 100         |                      |
|                          |                  |             |                  |                      |
| Quality                  |                  | 03          | Quality Level 03 |                      |
| DOR CODE                 |                  | 3700        | RACE TRACKS      |                      |
| MAP NUM                  |                  |             | MKT AREA         | 08                   |
| NEIGHBORHOOD/LOC         |                  | 8026.00     |                  |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA     | SUBAREA MARKET VALUE |
| BAS                      | 170              | 100         | 170              | 18,296               |
|                          |                  |             |                  |                      |
| TOTALS                   | 170              |             | 170              | 18,296               |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 3803               | 04  | 170       | 68.0400     | 119.58         | 20,329         | 2014 | 2014 | 0    | 0    | 0 | 10.00 | 90.00  |

1

RSTRM BLDG - 0% - 0

Heated Area: 170

HX Base Yr

10

17

10

BAS  
2014

|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 07/12/2021 | KK | LGL DATE  |            |
| XF DATE  | 07/12/2021 | KK | LAND DATE | 05/19/2023 |

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