PT NE1/4 OF SW1/4 OF
SEC 25-2N-28E & PT OF LOT 1
FLORA PARKE PBK 6/137 IN

RACETRAC PETROLEUM INC
PO BOX 2437
SMYRNA, GA 30081-2437

**2023**

**25-2N-28-0550-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

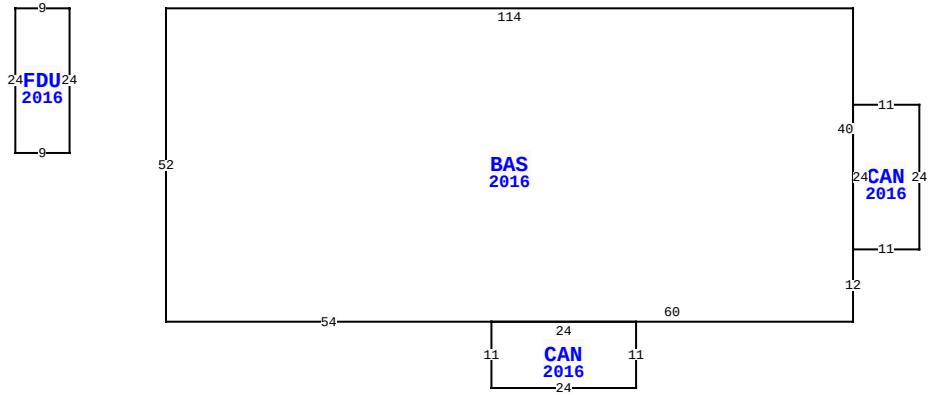
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 90 |
| Roof Cover | 11 | SLATE 10 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 26 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 16 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 1410 | CONVENIENCE STORES |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4002.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 5,928 | 100 | 5,928 | 811,635 |
| CAN | 264 | 30 | 79 | 10,816 |
| CAN | 264 | 30 | 79 | 10,816 |
| FDU | 216 | 60 | 130 | 17,800 |
| TOTALS | 6,672 | | 6,216 | 851,066 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1402 | 04 | 6,216 | 129.7961 | 141.15 | 877,388 | 2016 | 2016 | 0 | 0 | 0 | 3.00 | 97.00 |

1 CONVESTORE – 0% - 0 Heated Area: 5928 HX Base Yr




463946 SR 200, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | 12/13/2018 KK | LGL DATE | |
| XF DATE | 12/13/2018 KK | LAND DATE | 12/13/2018 KK |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 851,066 |
| TOTAL MARKET OB/XF VALUE | 403,479 |
| TOTAL LAND VALUE - MARKET | 1,357,828 |
| TOTAL MARKET VALUE | 2,612,373 |
| SOH/AGL Deduction | 22,282 |
| ASSESSED VALUE | 2,590,091 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,590,091 |
| TOTAL JUST VALUE | 2,612,373 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,355,033 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1622558 | HOOD | 2,500 | 04/01/2016 |
| M1622314 | TANKS/BLRS/RACETR | 233,564 | 02/01/2016 |
| B1530228 | NEW CONSTR/RACETR | 518,641 | 04/01/2015 |
| B1530229 | NEW CONSTR-CANOPY | 211,368 | 04/01/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1972/0758 | 4/01/2015 | WD | Q | V | 01 | 800,000 |
| GRANTOR: FIRST FEDERAL SAVINGS | | | | | | |
| GRANTEE: RACETRAC PETROLEUM | | | | | | |
| 1968/1433 | 3/06/2015 | WD | Q | V | 05 | 1,200,000 |
| GRANTOR: SEMANIK INVESTMENT CO | | | | | | |
| GRANTEE: RACETRAC PETROLEUM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W114 S52 E54 CAN=[YR=2016] S11 E24 N11 W24$ E60 N12 CAN=[YR=2016] E11 N24 W11 S24$ N40$ PTR= W130 FDU=[YR=2016] W9 S24 E9 N24$ E130$.

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 40,036.00 | SF | 4.00 | 4.00 | 100 | 2016 | 2016 | 3 | 97 | 155,340 | |
| 2 | 0803 | ASPHALT C | 0 | 0 | 45 | 41 | 1,845.00 | SF | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 80 | 2,952 | |
| 3 | 0524 | PUMP ISLND | 0 | 0 | 0 | 0 | 135.00 | SF | 4.50 | 4.50 | 100 | 2016 | 2016 | 3 | 99 | 601 | |
| 4 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 6.00 | UT | 450.00 | 450.00 | 100 | 2016 | 2016 | 3 | 92 | 2,484 | |
| 5 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 5.00 | UT | 2,530.00 | 2,530.00 | 100 | 2016 | 2016 | 3 | 92 | 11,638 | |
| 6 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 4,954.00 | SF | 4.00 | 4.00 | 100 | 2016 | 2016 | 3 | 97 | 19,222 | |
| 7 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 215.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 1,356 | |
| 8 | 0819 | CONC 12" | 0 | 0 | 7 | 4 | 28.00 | SF | 9.50 | 9.50 | 100 | 2016 | 2016 | 3 | 97 | 258 | |
| 9 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 486.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 3,064 | |
| 10 | 0810 | CONCRETE A | 0 | 0 | 6 | 3 | 18.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 113 | |

TOTAL OB/XF 197,028

## 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 | 001410 | C | CONV STORE | 0 | | PUD | 0.00 | 0.00 | 113,144.00 | SF | | 1.00 | 1.00 | 1.00 | 12.00 | 12.00 | 1,357,728 | | | | | | | |
| 2 | 009100 | C | UTILITY | 0 | | | 0.00 | 0.00 | 1.00 | UT | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 100 | | | | | | | |

REVIEW DATE 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 1,357,828 Market: 0 Agricultural: 0 Common: 1,357,828 PRINTED 08/02/2023 BY SYS

PT NE1/4 OF SW1/4 OF
SEC 25-2N-28E & PT OF LOT 1
FLORA PARKE PBK 6/137 IN

RACETRAC PETROLEUM INC
PO BOX 2437
SMYRNA, GA 30081-2437

**2023**

**25-2N-28-0550-0001-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 851,066 |
| TOTAL MARKET OB/XF VALUE | 403,479 |
| TOTAL LAND VALUE - MARKET | 1,357,828 |
| TOTAL MARKET VALUE | 2,612,373 |
| SOH/AGL Deduction | 22,282 |
| ASSESSED VALUE | 2,590,091 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 2,590,091 |
| TOTAL JUST VALUE | 2,612,373 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,355,033 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1972/0758 | 4/01/2015 | WD | Q | V | 01 | 800,000 |
| GRANTOR: FIRST FEDERAL SAVINGS | | | | | | |
| GRANTEE: RACETRAC PETROLEUM | | | | | | |
| 1968/1433 | 3/06/2015 | WD | Q | V | 05 | 1,200,000 |
| GRANTOR: SEMANIK INVESTMENT CO | | | | | | |
| GRANTEE: RACETRAC PETROLEUM | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/13/2018 | KK | LGL DATE | |
| XF DATE | 12/13/2018 | KK | LAND DATE | 12/13/2018 KK |
| 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 | 1129 | STONE 8" | 0 | 0 | 0 | 0 | 58.00 | SF | 15.75 | 15.75 | 100 | 2016 | 2016 | 3 | 99 | 904 | |
| 12 | 1100 | VAC SYSTEM | 0 | 0 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2016 | 2016 | 3 | 78 | 624 | |
| 13 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 84.00 | UT | 100.00 | 100.00 | 100 | 2016 | 2016 | 3 | 100 | 8,400 | |
| 14 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 4.00 | UT | 100.00 | 100.00 | 100 | 2016 | 2016 | 3 | 100 | 400 | |
| 15 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 900.00 | 900.00 | 100 | 2016 | 2016 | 3 | 92 | 3,312 | |
| 16 | 0819 | CONC 12" | 0 | 0 | 23 | 10 | 230.00 | SF | 9.50 | 9.50 | 100 | 2016 | 2016 | 3 | 97 | 2,119 | |
| 17 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 250.00 | SF | 6.15 | 6.15 | 100 | 2016 | 2016 | 3 | 97 | 1,491 | |
| 18 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 29.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 183 | |
| 19 | 0462 | ST/AL FNC | 0 | 0 | 0 | 0 | 135.00 | SF | 10.00 | 10.00 | 100 | 2016 | 2016 | 3 | 84 | 1,134 | |
| 21 | 0400 | CONC CURB | 0 | 0 | 0 | 0 | 1,060.00 | LF | 15.00 | 15.00 | 100 | 2016 | 2016 | 3 | 98 | 15,582 | |

TOTAL OB/XF 34,149

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 1,357,828 Market: 0 Agricultural: 0 Common: 1,357,828 PRINTED 08/02/2023 BY SYS

PT NE1/4 OF SW1/4 OF
SEC 25-2N-28E & PT OF LOT 1
FLORA PARKE PBK 6/137 IN

RACETRAC PETROLEUM INC
PO BOX 2437
SMYRNA, GA 30081-2437

**2023**

**25-2N-28-0550-0001-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1410 | CONVENIENCE STORES | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 851,066 |
| TOTAL MARKET OB/XF VALUE | 403,479 |
| TOTAL LAND VALUE - MARKET | 1,357,828 |
| TOTAL MARKET VALUE | 2,612,373 |
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| ASSESSED VALUE | 2,590,091 |
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| BASE TAXABLE VALUE | 2,590,091 |
| TOTAL JUST VALUE | 2,612,373 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 2,355,033 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1972/0758 | 4/01/2015 | WD | Q | V | 01 | 800,000 |
| GRANTOR: FIRST FEDERAL SAVINGS | | | | | | |
| GRANTEE: RACETRAC PETROLEUM | | | | | | |
| 1968/1433 | 3/06/2015 | WD | Q | V | 05 | 1,200,000 |
| GRANTOR: SEMANIK INVESTMENT CO | | | | | | |
| GRANTEE: RACETRAC PETROLEUM | | | | | | |

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/13/2018 | KK | LGL DATE | |
| XF DATE | 12/13/2018 | KK | LAND DATE | 12/13/2018 KK |
| INC DATE | | | AG DATE | |

### BUILDING NOTES

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 22 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 10.00 | UT | 1,265.00 | 1,265.00 | 100 | 2016 | 2016 | 3 | 92 | 11,638 | |
| 23 | 6001 | ROLLUP DR | 0 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2016 | 2016 | 3 | 78 | 312 | |
| 24 | 0098 | AWNING MTL | 0 | 0 | 0 | 0 | 360.00 | SF | 13.00 | 13.00 | 100 | 2016 | 2016 | 3 | 78 | 3,650 | |
| 26 | 4310 | CANOPIES F | 0 | 0 | 246 | 40 | 9,840.00 | UT | 22.75 | 22.75 | 100 | 2016 | 2016 | 3 | 70 | 156,702 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 172,302

| 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 12/13/2018 BY KK Total Acres: 0.00 Total Land Value: 1,357,828 Market: 0 Agricultural: 0 Common: 1,357,828 PRINTED 08/02/2023 BY SYS