

IN OR 1441/294
ESMT OR 1441/306
ESMT OR 1819/134

RACETRAC PETROLEUM INC
P O BOX 2437
SMYRNA, GA 30081-2437

2023

44-2N-27-0000-0001-0290



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures	20	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

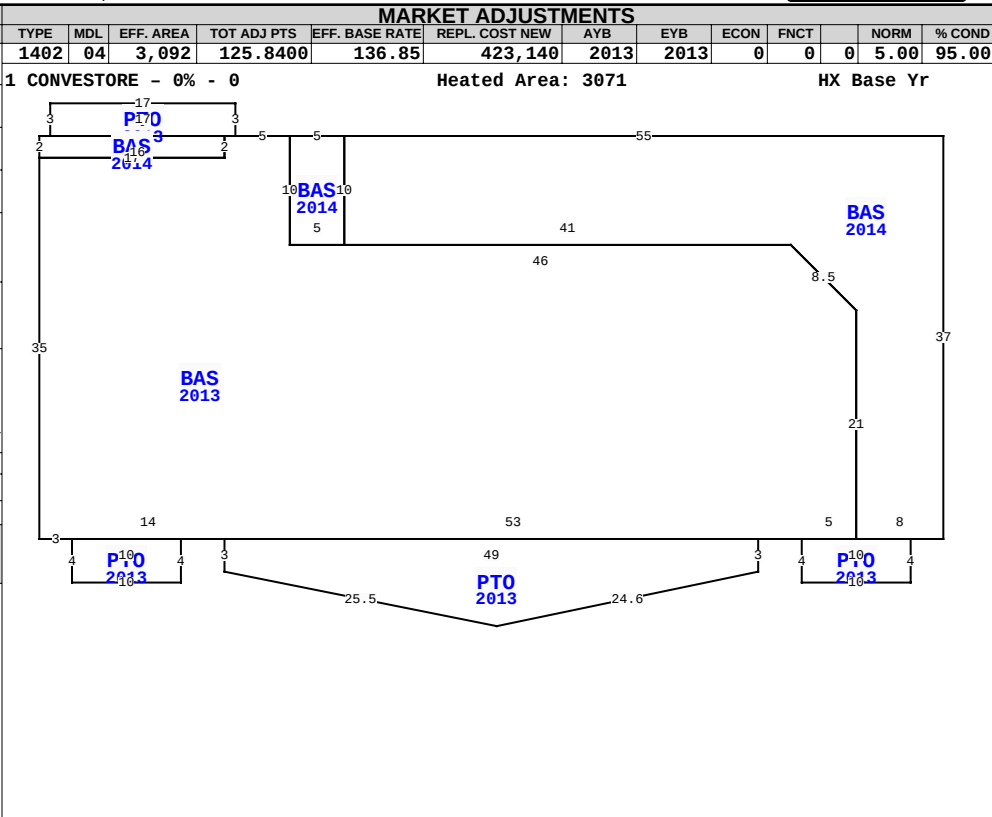
Quality	03	Quality Level 03
DOR CODE	1410	CONVENIENCE STORES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2,203	286,407
BAS	34	100	34	4,420
BAS	50	100	50	6,501
BAS	784	100	784	101,926
PTO	40	5	2	260
PTO	40	5	2	260
PTO	51	5	3	390
PTO	270	5	14	1,820
TOTALS	3,472		3,092	401,983

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0424	CL FNC 6'	0	0	0	0	561.00	LF	20.00	20.00	100	2013	2013	3	87	9,761	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2013	2013	3	87	522	
3	4950	BOLLARD	0	0	0	0	72.00	UT	100.00	100.00	100	2013	2013	3	100	7,200	
5	1126	CB/STC 8"	0	0	37	8	296.00	SF	12.00	12.00	100	2013	2013	3	95	3,374	
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2013	2013	3	87	522	
7	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	100	2013	2013	3	95	889	
8	0812	CONCRETE C	0	0	214	5	1,070.00	SF	4.00	4.00	100	2013	2013	3	95	4,066	
9	0811	CONCRETE B	0	0	177	5	885.00	SF	5.20	5.20	100	2013	2013	3	95	4,372	
10	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	100	2013	2013	3	87	19,810	
11	0400	CONC CURB	0	0	0	0	786.00	LF	15.00	15.00	100	2013	2013	3	96	11,318	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	001410	C
2	009602	C



BLD DATE	07/06/2022	KK	LGL DATE	
XF DATE	07/06/2022	HS	LAND DATE	07/06/2022
INC DATE			AG DATE	

TOTAL OB/XF																	61,834
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	001410	C	CONV STORE	0	0004	CHT	0.00	0.00	84,506.00	SF		1.00	1.00	1.00	8.00	8.00	676,048
2	009602	C	RETENTION PO	0			0.00	0.00	0.50	AC		1.00	1.00	1.00	100.00	100.00	50

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		401,983			
TOTAL MARKET OB/XF VALUE		422,670			
TOTAL LAND VALUE - MARKET		676,098			
TOTAL MARKET VALUE		1,500,751			
SOH/AGL Deduction		26,250			
ASSESSED VALUE		1,474,501			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,474,501			
TOTAL JUST VALUE		1,500,751			
NCON VALUE		105,525			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,245,151			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011355	XFOB-CANOPY/FUEL	515,000	08/26/2021
E25665	NEW CONSTR	0	12/01/2012
P1216164	NEW CONSTR	0	10/01/2012
M1217643	H/AC	0	10/01/2012
B26392	NEW CONSTR	231,122	08/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1441/0294	8/31/2006	WD Q	Q	V	
GRANTOR: ARMSTRONG RICKEY H					
GRANTEE: RACETRAC PETROLEUM					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2014] W5 BAS=[YR=2014] W5 BAS=[YR=2013] W5					
PTO=[YR=2013] N3 W17 S3 BAS=[YR=2014] W1 S2 E17 N2 W16\$ E17					
\$ W1 S2 W17 S3\$ E3 PTO=[YR=2013] S4 E10 N4 W10\$ E14					
PTO=[YR=2013] S3 R25 D5 R24 U5 N3 W49\$ E53 PTO=[YR=2013]					
S4 E10 N4 W10\$ E5 N21 U6 L6 W46 N10\$ S10 E5 N10\$ S10 E41					
D6 R6 S21 E8 N37\$.					

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BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	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										401,983				
															TOTAL MARKET OB/XF VALUE										422,670				
															TOTAL LAND VALUE - MARKET										676,098				
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															SOH/AGL Deduction										26,250				
															ASSESSED VALUE										1,474,501				
															TOTAL EXEMPTION VALUE										0				
															BASE TAXABLE VALUE										1,474,501				
TOTAL JUST VALUE										1,500,751																			
NCON VALUE										105,525																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										1,245,151																			
DOR CODE															1410														
MAP NUM															MKT AREA														
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AREA TYPE															TOTAL GROSS AREA														
PCT OF BASE															TOT ADJ AREA														
SUBAREA MARKET VALUE																													
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EXTRA FEATURES																													
															BLD DATE														
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															HS														
															LAND DATE														
															AG DATE														
															07/06/2022														
															KK														
BUILDING NOTES																													
BUILDING DIMENSIONS																													
LAND DESCRIPTION															TOTAL OB/XF														
															360,336														
L N															USE CODE														
CLS															LAND USE DESCRIPTION														
CAP															R D														
LOC ZONE															FRONT														
DEPTH															TOT LND UTS														
UNIT TYPE															D T														
DPHT FACT															% COND														
TOT ADJ															UNIT PRICE														
ADJ UNIT PRICE															LAND VALUE														
OTHER ADJUSTMENTS AND NOTES															YEAR														
DENSITY															DECL														
FRZ															YR														
CONSRV																													
REVIEW DATE															07/06/2022														
BY															HS														
Total Acres:															0.50														
Total Land Value:															676,098														
Market:															0														
Agricultural:															0														
Common:															676,098														
PRINTED															08/02/2023 BY SYS														

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