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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

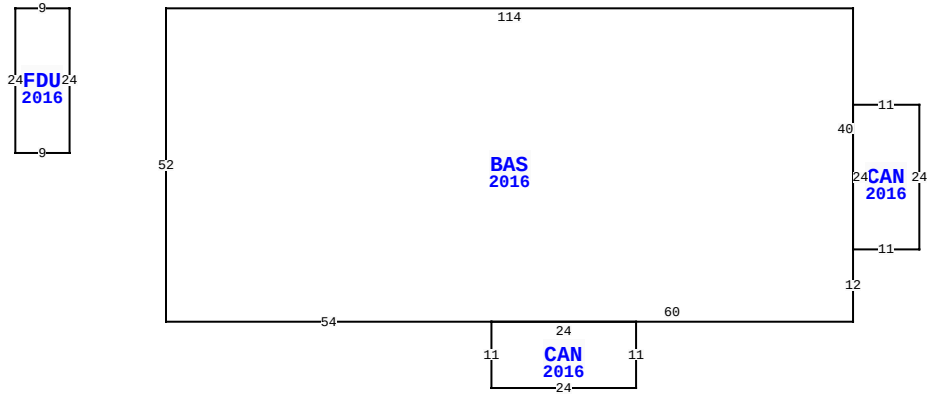
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 90
Roof Cover	14	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR 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	836,085
CAN	264	30	79	11,142
CAN	264	30	79	11,142
FDU	216	60	130	18,335
TOTALS	6,672		6,216	876,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1402	04	6,216	129.1356	164.00	1,019,424	2016	2016	0	0	10	4.00	86.00

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



463946 SR 200, FERNANDINA BEACH

BLD DATE	08/02/2024 REA	LGL DATE	
XF DATE		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	876,705
TOTAL MARKET OB/XF VALUE	389,258
TOTAL LAND VALUE - MARKET	1,357,828
TOTAL MARKET VALUE	2,623,791
SOH/AGL Deduction	0
ASSESSED VALUE	2,623,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,623,791
TOTAL JUST VALUE	2,623,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,612,373

BLDG:1:1: RACE TRAC

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	96	153,738	
2	0803	ASPHALT C	0	0	45	41	1,845.00	SF	2.00	2.00	100	2016	2016	3	78	2,878	
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	90	2,430	
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2016	2016	3	90	11,385	
6	0812	CONCRETE C	0	0	0	0	4,954.00	SF	4.00	4.00	100	2016	2016	3	96	19,023	
7	0810	CONCRETE A	0	0	0	0	215.00	SF	6.50	6.50	100	2016	2016	3	96	1,342	
8	0819	CONC 12"	0	0	7	4	28.00	SF	9.50	9.50	100	2016	2016	3	96	255	
9	0810	CONCRETE A	0	0	0	0	486.00	SF	6.50	6.50	100	2016	2016	3	96	3,033	
10	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2016	2016	3	96	112	

TOTAL OB/XF 194,797

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		CG	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		CG	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 04/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,357,828 Market: 0 Agricultural: 0 Common: 1,357,828 PRINTED 08/06/2024 BY SYS

PT NE1/4 OF SW1/4 OF
SEC 25-2N-28E & PT OF LOT 1
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2024

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	876,705
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,623,791
TOTAL JUST VALUE	2,623,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,612,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE	08/02/2024 REA	LGL DATE	
XF DATE		LAND DATE	12/13/2018 KK
INC DATE		AG DATE	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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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

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	74	592	
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	90	3,240	
16	0819	CONC 12"	0	0	23	10	230.00	SF	9.50	9.50	100	2016	2016	3	96	2,098	
17	1123	CB 8"	0	0	0	0	250.00	SF	6.15	6.15	100	2016	2016	3	96	1,476	
18	0810	CONCRETE A	0	0	0	0	29.00	SF	6.50	6.50	100	2016	2016	3	96	181	
19	0462	ST/AL FNC	0	0	0	0	135.00	SF	10.00	10.00	100	2016	2016	3	81	1,094	
20	0400	CONC CURB	0	0	0	0	1,060.00	LF	15.00	15.00	100	2016	2016	3	97	15,423	

TOTAL OB/XF 33,808

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 04/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,357,828 Market: 0 Agricultural: 0 Common: 1,357,828 PRINTED 08/06/2024 BY SYS

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

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INCOME VALUE	
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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
21	0972	ST LGHT UN	0	0	0	0	10.00	UT	1,265.00	1,265.00	100	2016	2016	3	90	11,385	
22	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2016	2016	3	74	296	
23	0098	AWNING MTL	0	0	0	0	360.00	SF	13.00	13.00	100	2016	2016	3	74	3,463	
24	4310	CANOPIES F	0	0	246	40	9,840.00	UT	22.75	22.75	100	2016	2016	3	65	145,509	

LAND DESCRIPTION

TOTAL OB/XF 160,653

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 04/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 1,357,828 Market: 0 Agricultural: 0 Common: 1,357,828 PRINTED 08/06/2024 BY SYS