

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

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3														
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND												
Exterior Wall	17	CB STUCCO 100								1402	04	6,216	129.1356	159.48	991,328	2016	2016		0	10	5.00	85.00	VALUATION BY											
Roof Structur	09	RIDGE FRME 100								1 CONVESTORE - 0% - 0														STANDARD										
Roof Cover	04	BUILT-UP 90								Heated Area: 5928														Tax Group: 4										
Roof Cover	14	STAND SEAM 10								HX Base Yr														Tax Dist:										
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE										
Interior Floo	11	CLAY TILE 70																						TOTAL MARKET OB/XF VALUE										
Interior Floo	15	HARDTILE 30																						TOTAL LAND VALUE - MARKET										
Ceiling	01	FIN.SUSPD 100																						TOTAL MARKET VALUE										
Air Condition	04	ROOF TOP 100																						SOH/AGL Deduction										
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE										
Fixtures	26	100																						TOTAL EXEMPTION VALUE										
Frame	03	MASONRY 100																						BASE TAXABLE VALUE										
Story Height		16 100																						TOTAL JUST VALUE										
RMS		4 100																						NCON VALUE										
Stories	1.	1. 100																						INCOME VALUE										
Units		0 100																						PREVIOUS YEAR MKT VALUE										
Occupancy	00	NONE 100																						2,623,791										
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	5,928	100	2016	5,928	803,587																													
CAN	264	30	2016	79	10,709																													
CAN	264	30	2016	79	10,709																													
FDU	216	60	2016	130	17,622																													
TOTALS		6,672			6,216	842,629																												
EXTRA FEATURES						463946 SR 200, FERNANDINA BEACH																												
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	0812	CONCRETE C	0	0	0	0	40,036.00	SF	4.00	4.00	100	2016	2016	3	95	152,137																		
2	0803	ASPHALT C	0	0	45	41	1,845.00	SF	2.00	2.00	100	2016	2016	3	76	2,804																		
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	89	2,403																		
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	11,259																		
6	0812	CONCRETE C	0	0	0	0	4,954.00	SF	4.00	4.00	100	2016	2016	3	95	18,825																		
7	0810	CONCRETE A	0	0	0	0	215.00	SF	6.50	6.50	100	2016	2016	3	95	1,328																		
8	0819	CONC 12"	0	0	7	4	28.00	SF	9.50	9.50	100	2016	2016	3	95	253																		
9	0810	CONCRETE A	0	0	0	0	486.00	SF	6.50	6.50	100	2016	2016	3	95	3,001																		
10	0810	CONCRETE A	0	0	6	3	18.00	SF	6.50	6.50	100	2016	2016	3	95	111																		
LAND DESCRIPTION						TOTAL OB/XF														192,722														
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	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																	
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