

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	169.17	1,051,561	2016	2016		0	0	10	5.00	85.00	VALUATION BY										
Roof Structur	09	RIDGE FRME 100								1 CONVSTORE 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																						2,575,970										
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	852,414																													
CAN	264	30	2016	79	11,359																													
CAN	264	30	2016	79	11,359																													
FDU	216	60	2016	130	18,693																													
TOTALS	6,672			6,216	893,827																													
EXTRA FEATURES					463946 SR 200, FERNANDINA BEACH										BLD DATE					LGL DATE					04/16/2026					DC				
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
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	74	2,731																		
3	0524	PUMP ISLND	0	0	0	0	135.00	SF	4.50	4.50	100	2016	2016	3	98	595																		
4	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2016	2016	3	87	2,349																		
5	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2016	2016	3	87	11,006																		
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										192,336														
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										
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 07/09/2026 BY SYS																		

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

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

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 07/09/2026 BY SYS
-------------	------------	----	-----	-------------------	-----------------------------	-----------	-----------------	-------------------	---------------------------

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

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

[illegible]