

IN OR 1441/294
ESMTS OR 1441/306, OR 1819/134,
OR 2492-889

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

2026

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,203	100	2013	2,203	334,112
BAS	34	100	2014	34	5,157
BAS	50	100	2014	50	7,584
BAS	784	100	2014	784	118,903
PTO	40	5	2013	2	304
PTO	40	5	2013	2	304
PTO	51	5	2013	3	455
PTO	270	5	2013	14	2,123
TOTALS	3,472			3,092	468,939

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0424	CL FNC 6'	0	0	0	0	561.00	LF	20.00	20.00	
2	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	
3	4950	BOLLARD	0	0	0	0	72.00	UT	100.00	100.00	
4	1126	CB/STC 8"	0	0	37	8	296.00	SF	12.00	12.00	
5	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
6	0810	CONCRETE A	0	0	12	12	144.00	SF	6.50	6.50	
7	0812	CONCRETE C	0	0	214	5	1,070.00	SF	4.00	4.00	
8	0811	CONCRETE B	0	0	177	5	885.00	SF	5.20	5.20	
9	0972	ST LGHT UN	0	0	0	0	9.00	UT	2,530.00	2,530.00	
10	0400	CONC CURB	0	0	0	0	786.00	LF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001410	C	CONV STORE	0	0004	CHT	0.00	0.00	84,500.00	SF	1.00
2	009602	C	RETENTION PO	0		CHT	0.00	0.00	0.50	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1402	04	3,092	125.8400	164.85	509,716	2013	2013	0	0	8.00	92.00
1 CONVSTORE 0% - 0 Heated Area: 3071 HX Base Yr											

462569 SR 200, YULEE	BLD DATE 07/06/2022	KK	LGL DATE	
	XF DATE 07/06/2022	HS	LAND DATE	04/20/2026
	INC DATE		AG DATE	DC

TOTAL OB/XF											
59,088											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		468,939	
TOTAL MARKET OB/XF VALUE		373,999	
TOTAL LAND VALUE - MARKET		1,605,550	
TOTAL MARKET VALUE		2,448,488	
SOH/AGL Deduction		576,170	
ASSESSED VALUE		1,872,318	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,872,318	
TOTAL JUST VALUE		2,448,488	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,041,145	

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											
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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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 2.44	Total Land Value: 1,605,550	Market: 0	Agricultural: 0	Common: 1,605,550	PRINTED 07/09/2026 BY SYS
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