PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

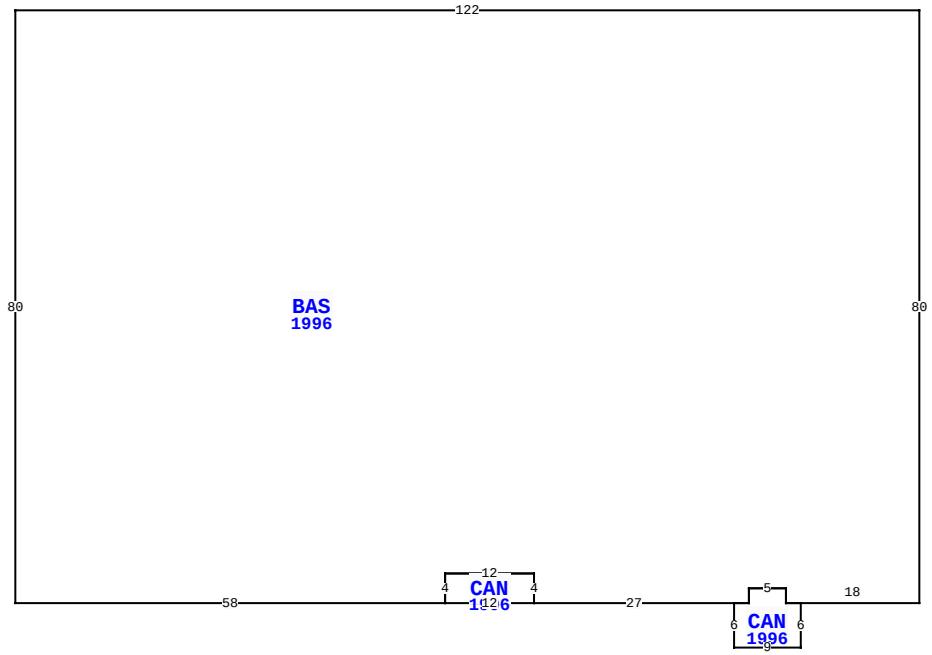
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		9 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,702	100	9,702	838,917
CAN	48	30	14	1,210
CAN	64	30	19	1,643
TOTALS	9,814		9,735	841,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	9,735	83.4154	118.45	1,153,111	1996	1996	0	0	0	27.00	73.00

1 OFFICE 1&2 – 0% - 2023 Heated Area: 9702 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE		
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020	KK
INC DATE			AG DATE		

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	0092	AUTO GATE	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	20	700	
2	0803	ASPHALT C	0	0	0	0	202,730.00	SF	2.00	2.00	100	1996	1996	3	50	202,730	
3	0812	CONCRETE C	0	0	0	0	225,817.00	SF	4.00	4.00	100	1996	1996	3	73	659,386	
4	0402	CONC BUMPE	0	0	0	0	12.00	UT	25.00	25.00	100	1996	1996	3	80	240	
5	0400	CONC CURB	0	0	0	0	1,673.00	LF	15.00	15.00	100	1996	1996	3	80	20,076	
6	0467	FNC GT 25'	0	0	0	0	2.00	UT	700.00	700.00	100	1996	1996	3	42	588	
7	0430	CL FNC 6B	0	0	0	0	5,140.00	LF	9.70	9.70	100	1996	1996	3	42	20,940	
8	0972	ST LGHT UN	0	0	0	0	35.00	UT	2,530.00	2,530.00	100	1996	1996	3	42	37,191	
9	0975	ST LT/ARM	0	0	0	0	35.00	UT	500.00	500.00	100	1996	1996	3	42	7,350	
10	0425	CL FNC 8'	0	0	0	0	838.00	LF	10.65	10.65	100	1999	1999	3	52	4,641	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008022	ROOF	775,994	09/23/2019
17000924	REMODEL	800,000	03/31/2017
E1529412	16X30 PAINT PREP	0	06/01/2015
B1530404	16X30 PAINT PREP	8,000	05/01/2015
E1326238	NEW CONSTR	0	06/01/2013
B1327238	ADDITION	10,000	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W122 S80 E58 CAN=[YR=1996] E12 N4 W12 S4 $ N4 E12 S4 E27 CAN=[YR=1996] S6 E9 N6 W2 N2 W5 S2 W2 $ E2 N2 E5 S2 E18 N80 $.

LAND DESCRIPTION

TOTAL OB/XF 953,842

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	004800	C	WAREHOUSE	0	0006	PUD	0.00	0.00	49.08	AC		1.00	1.00	1.00	87,000.00	87,000.00	4,269,960							

REVIEW DATE 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

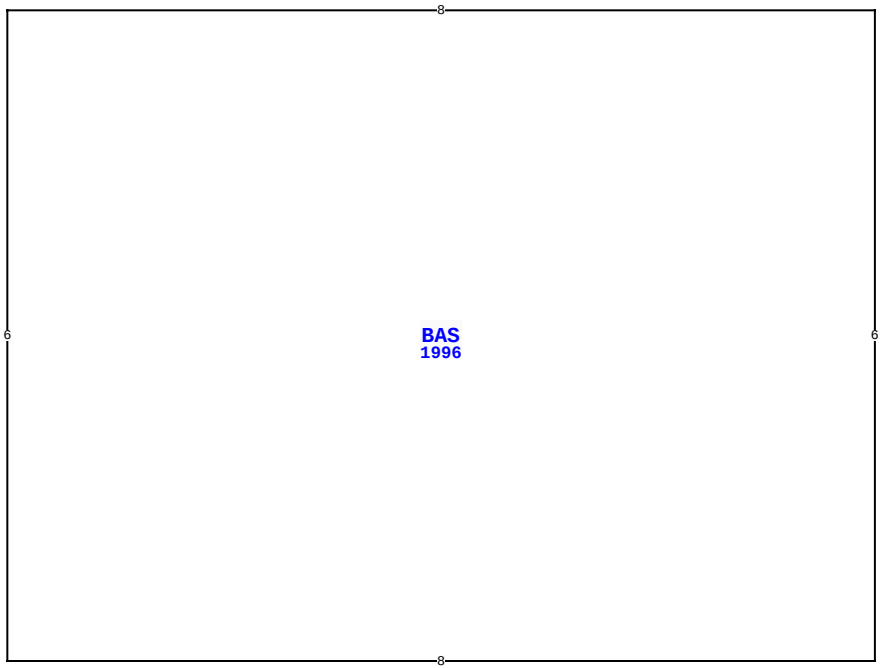
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 50
Exterior Wall	28	GLASS THRM 50
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	48	100	48	1,051
TOTALS	48		48	1,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	04	48	92.1375	43.77	2,101	1996	1996	0	0	0	50.00	50.00

2 PREFAB MTL – 0% - 2023 Heated Area: 48 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327238	ADDITION	10,000	05/01/2013
B25439	REMODEL	8,000	12/01/2011
C23869	CO ISSUED	0	10/01/2010
P14428	NEW CONSTR	0	09/01/2010
E22864	NEW CONSTR	0	08/01/2010
B23832	XFOB	1,500	08/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W8 S6 E8 N6 $.

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	0966	FIRE SPRNK	0	0	530	800	424,000.00	SF	3.00	3.00	100	1996	1996	3	73	928,560	
12	0966	FIRE SPRNK	0	0	120	60	7,200.00	SF	3.00	3.00	100	1996	1996	3	73	15,768	
13	4950	BOLLARD	0	0	0	0	185.00	UT	100.00	100.00	73	1996	1996	3	73	13,505	
14	0404	MTL SAFETY	0	0	0	0	413.00	LF	40.00	40.00	100	1996	1996	3	80	13,216	
15	0966	FIRE SPRNK	0	0	120	60	7,200.00	SF	3.00	3.00	100	1996	1996	3	73	15,768	
16	0966	FIRE SPRNK	0	0	120	30	3,600.00	SF	3.00	3.00	100	1996	1996	3	73	7,884	
17	0966	FIRE SPRNK	0	0	120	30	3,600.00	SF	3.00	3.00	100	1996	1996	3	73	7,884	
18	0966	FIRE SPRNK	0	0	120	30	3,600.00	SF	3.00	3.00	100	1996	1996	3	73	7,884	
19	0418	EXHST FAN	0	0	0	0	7.00	UT	400.00	400.00	100	1996	1996	3	20	560	
20	0963	FIRE HYDR	0	0	0	0	13.00	UT	1,500.00	1,500.00	73	1996	1996	3	73	14,235	

TOTAL OB/XF 1,025,264

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

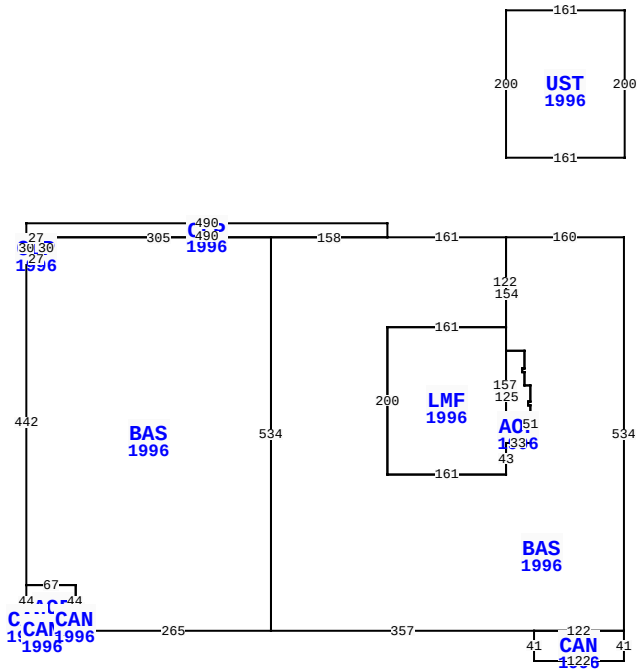
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		20 100
Frame	05	STEEL 100
Common Wall		5 100
Story Height		29 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,719	185	6,880	181,254
AOF	4,109	185	7,602	200,275
BAS	172,324	100	172,324	4,539,876
BAS	219,867	100	219,867	5,792,396
CAN	15	30	4	106
CAN	15	30	4	106
CAN	15	30	4	106
CAN	5,002	30	1,501	39,544
CLP	810	60	486	12,804
CLP	9,310	60	5,586	147,163
TOTALS	479,586		478,658	12,610,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	478,658	110.9353	52.69	25,220,490	1996	1996	0	0	0	50.00	50.00

3 PREFAB MTL - 0% - 2023 Heated Area: 432219 HX Base Yr



** This building has 12 Sub-Areas

86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22999	ADDITION	5,000	11/01/2009
B20724	REMODEL	50,000	11/01/2007
B9906614	NEW CONSTR	751,000	11/01/1999
Z981138	OTHER	0	12/01/1998
952496	NEW CONSTR	1,875,253	02/05/1996
9502337	NEW CONSTR	432,000	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

LMF=[YR=1996] W161 S200 E161 N43 AOF=[YR=1996] E33 N51 W3 N5 E3 N22 W8 N18 W3 N5 E3 N24 W25 S125$ N157 BAS=[YR=1996] N122 W161 CLP=[YR=1996] N19 W490 S19 CLP=[YR=1996] S30 BAS=[YR=1996] S442 AOF=[YR=1996] S44 CAN=[YR=1996] S5 E3 N5 W3$ E3 S5 W3 S13 E19 CAN=[YR=1996] E5 N3 W5 S3$ N3 E5 S3 E43 N13 CAN=[YR=1996] N5 W3 S5 E3$ W3 N5 E3 N44 W67$ E67 S62 E265 N534 W305 S30 W27 $ E27 N30 W27$ E490$ W158 S534 E357 CAN=[YR=1996] S41 E122 N41 W122$ E122 N534 W160 S154 E25 S24 W3 S5 E3 S18 E8 S22 W3 S5 E3 S51 W33 S43 W161 N200 E161$ PTR=N230 UST=[YR=1996] E161 N200 W161 S200$ S230$.

EXTRA FEATURES

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
21	1089	HYDRL RAMP	0	0	0	0	5.00	UT	5,500.00	5,500.00	100	1996	1996	3	50	13,750	
23	0505	FLAGPOLE A	0	0	0	0	27.00	LF	50.00	50.00	100	1996	1996	3	20	270	
24	0524	PUMP ISLND	0	0	0	0	74.00	SF	4.50	4.50	100	1996	1996	3	92	306	
25	0400	CONC CURB	0	0	0	0	1,013.00	LF	15.00	15.00	100	1999	1999	3	84	12,764	
26	0812	CONCRETE C	0	0	0	0	6,546.00	SF	4.00	4.00	100	1999	1999	3	79	20,685	
27	0940	SHEDS/PORT	0	0	0	0	1,050.00	SF	30.00	30.00	100	1996	1996	3	20	6,300	
28	0511	GARAGE CB-	0	0	30	16	480.00	SF	40.00	40.00	100	1996	1996	3	73	14,016	
34	0803	ASPHALT C	0	0	0	0	314,158.00	SF	2.00	2.00	100	1999	1999	3	50	314,158	
35	0424	CL FNC 6'	0	0	0	0	295.00	LF	20.00	20.00	100	1998	1998	3	48	2,832	
36	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1998	1998	3	48	840	

TOTAL OB/XF 385,921

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

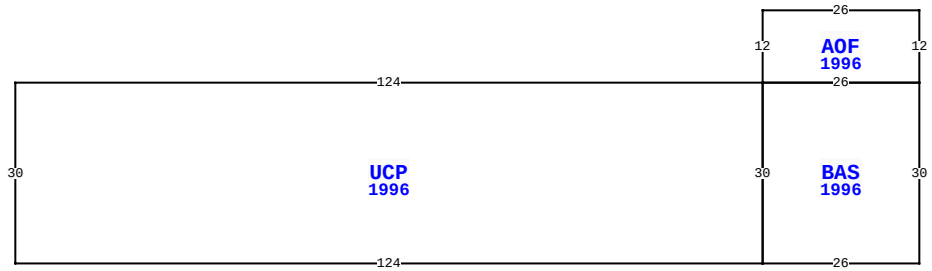
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	312	185	577	22,623
BAS	780	100	780	30,583
UCP	3,720	40	1,488	58,342
TOTALS	4,812		2,845	111,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2501	06	2,845	60.8580	53.71	152,805	1996	1996	0	0	0	27.00	73.00

4 SERV SHOP – 0% - 2023 Heated Area: 1092 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE		
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9502406	NEW CONSTR	8,238,122	11/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1996] W26 S12 UCP=[YR=1996] W124 S30 E124
BAS=[YR=1996] E26 N30 W26 S30 $ N30 $ E26 N12 $.

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
37	0940	SHEDS/PORT	0	0	27	15	405.00	SF	30.00	30.00	100	1996	1996	3	20	2,430	
38	0940	SHEDS/PORT	0	0	29	17	493.00	SF	30.00	30.00	100	1996	1996	3	20	2,958	
39	6002	EL ROLL DR	0	0	0	0	10.00	UT	900.00	900.00	100	1996	1996	3	20	1,800	
40	0940	SHEDS/PORT	0	0	25	17	425.00	SF	30.00	30.00	100	1999	1999	3	20	2,550	
47	7100	SPRAY BTH	0	0	0	0	1.00	UT	35,000.00	35,000.00	100	2010	2010	3	50	17,500	
48	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2010	2010	3	92	718	
49	0812	CONCRETE C	0	0	0	0	6,480.00	SF	4.00	4.00	100	1999	1999	3	79	20,477	

LAND DESCRIPTION

TOTAL OB/XF 48,433

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

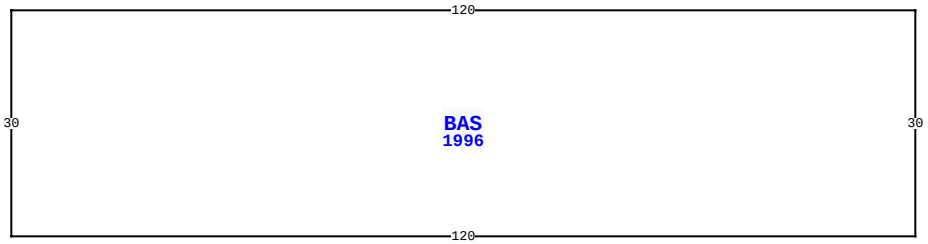
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	24	CORG METAL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		25 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	72,684
TOTALS	3,600		3,600	72,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	73.4261	40.38	145,368	1996	1996	0	0	0	50.00	50.00

5 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



BLD DATE	12/05/2020	KK	LGL DATE
XF DATE	12/05/2020	KK	LAND DATE 12/05/2020 KK
INC DATE			AG DATE

86550 GENE LASSERRE BLVD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

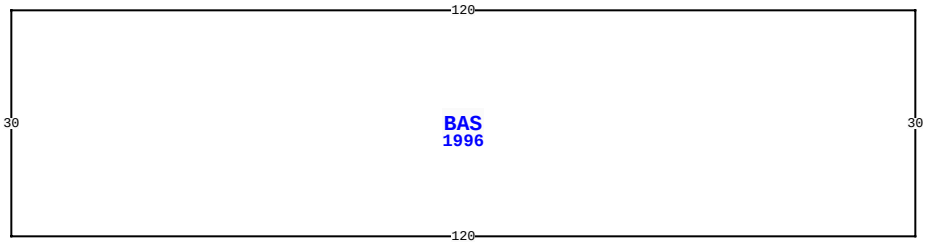
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	24	CORG METAL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	72,684
TOTALS	3,600		3,600	72,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	73.4261	40.38	145,368	1996	1996	0	0	0	50.00	50.00

6 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100

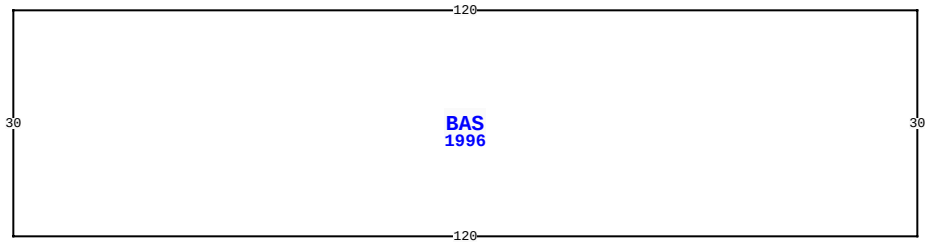
Quality	03	Quality Level 03	
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	70,920
TOTALS	3,600		3,600	70,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	71.6352	39.40	141,840	1996	1996	0	0	0	50.00	50.00

7 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	24	CORG METAL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

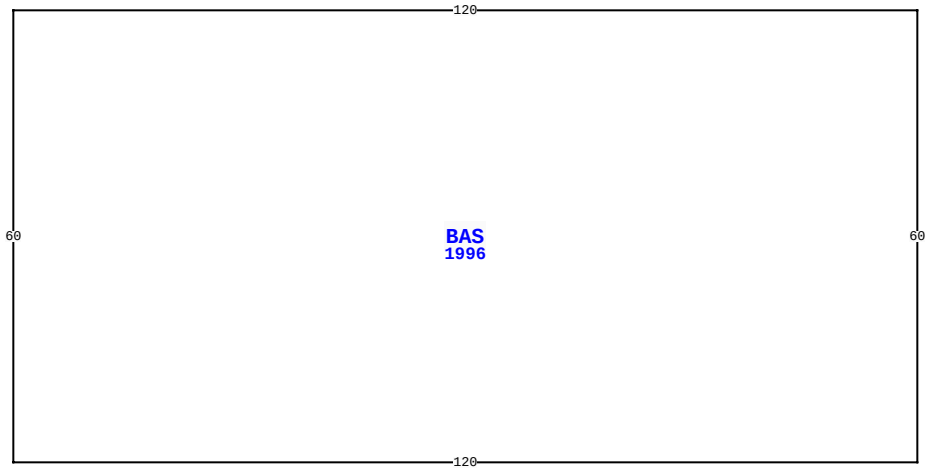
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,200	100	7,200	141,480
TOTALS	7,200		7,200	141,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	7,200	71.4630	39.30	282,960	1996	1996	0	0	0	50.00	50.00

8 DIST WAREH – 0% - 2023 Heated Area: 7200 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 17 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S60 E120 N60 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	24	CORG METAL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

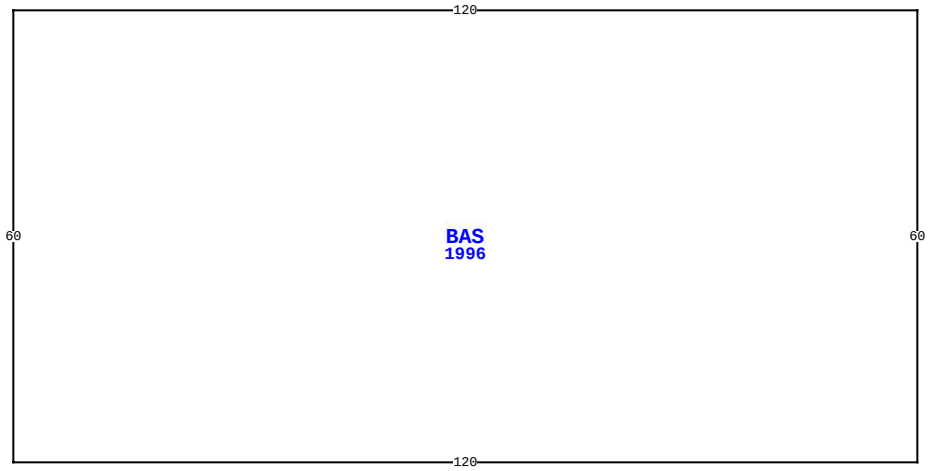
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,200	100	7,200	141,480
TOTALS	7,200		7,200	141,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	7,200	71.4630	39.30	282,960	1996	1996	0	0	0	50.00	50.00

9 DIST WAREH – 0% - 2023 Heated Area: 7200 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S60 E120 N60 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

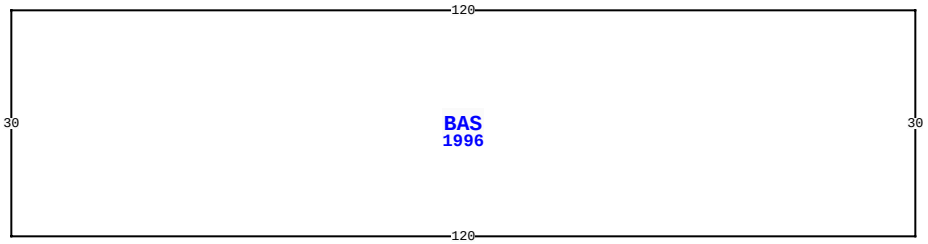
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	70,920
TOTALS	3,600		3,600	70,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	71.6352	39.40	141,840	1996	1996	0	0	0	50.00	50.00

10 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

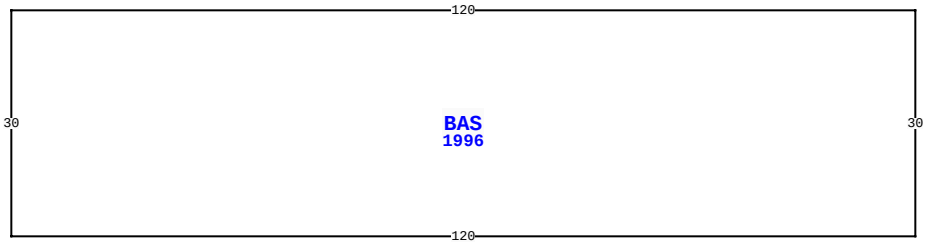
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	70,920
TOTALS	3,600		3,600	70,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	71.6352	39.40	141,840	1996	1996	0	0	0	50.00	50.00

11 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

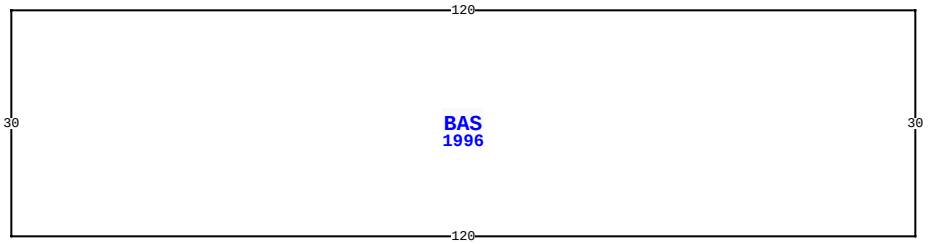
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	70,920
TOTALS	3,600		3,600	70,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	71.6352	39.40	141,840	1996	1996	0	0	0	50.00	50.00

12 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 12 of 17 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		24 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

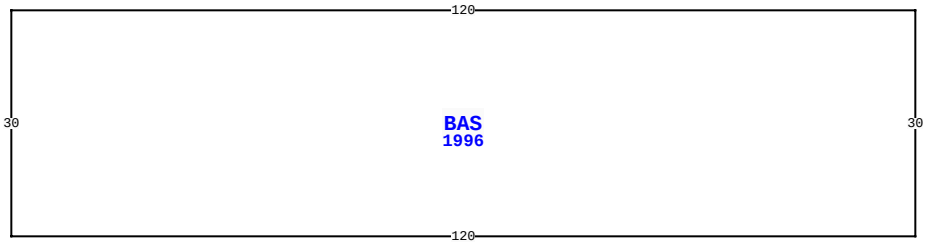
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	70,920
TOTALS	3,600		3,600	70,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	3,600	71.6352	39.40	141,840	1996	1996	0	0	0	50.00	50.00

15 DIST WAREH – 0% - 2023 Heated Area: 3600 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 13 of 17 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W120 S30 E120 N30 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		25 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

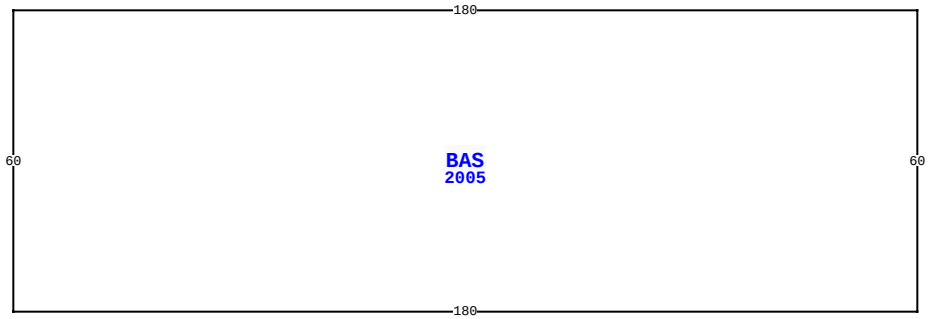
DOR CODE	4800	WAREHOUSE-STORAGE	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	10,800	200,502
TOTALS	10,800		10,800	200,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	10,800	67.5024	37.13	401,004	1999	1999	0	0	0	50.00	50.00

20 DIST WAREH – 0% - 2023 Heated Area: 10800 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

86550 GENE LASSERRE BLVD, YULEE

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS=[YR=2005] W180 S60 E180 N60 $.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		25 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

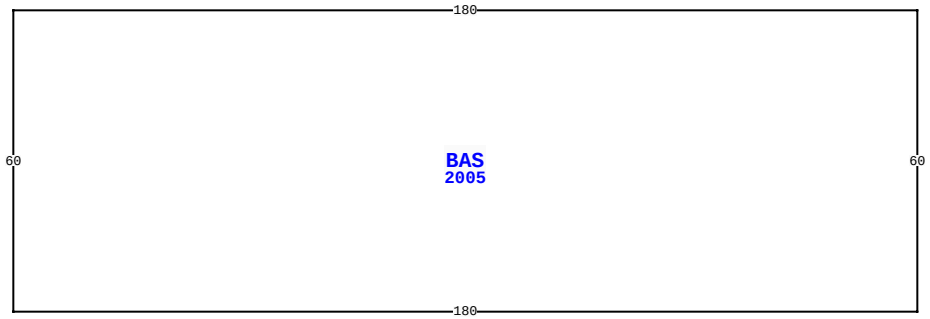
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	10,800	200,502
TOTALS	10,800		10,800	200,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	10,800	67.5024	37.13	401,004	1999	1999	0	0	0	50.00	50.00

21 DIST WAREH – 0% - 2023 Heated Area: 10800 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 15 of 17 4

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W180 S60 E180 N60 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		25 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

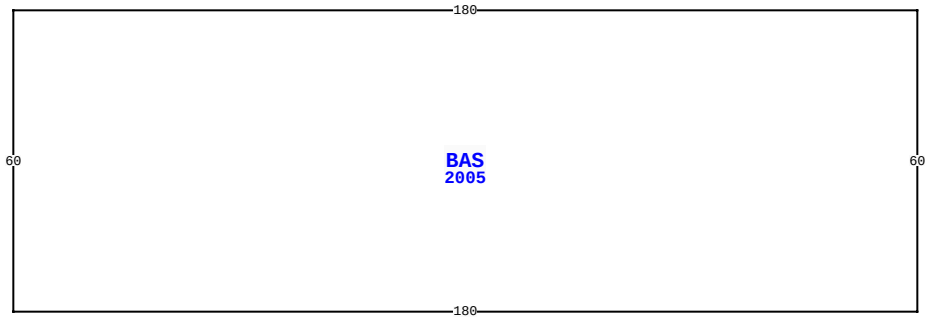
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	10,800	200,502
TOTALS	10,800		10,800	200,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	10,800	67.5024	37.13	401,004	1999	1999	0	0	0	50.00	50.00

22 DIST WAREH – 0% - 2023 Heated Area: 10800 HX Base Yr



BLD DATE	12/05/2020	KK	LGL DATE		
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020	KK
INC DATE			AG DATE		

86550 GENE LASSERRE BLVD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2541/1041	2/09/2022	SW	Q	I	01	34,169,500
GRANTOR: STNL III (YULEE) LLC						
GRANTEE: 86554 GENE LASSERRE						
2284/1541	6/20/2019	QC	U	I	11	100
GRANTOR: ABP FL (YULEE) LLC						
GRANTEE: STNL III (YULEE) LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W180 S60 E180 N60 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS

PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

2023

51-3N-27-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		25 100
RMS		0 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

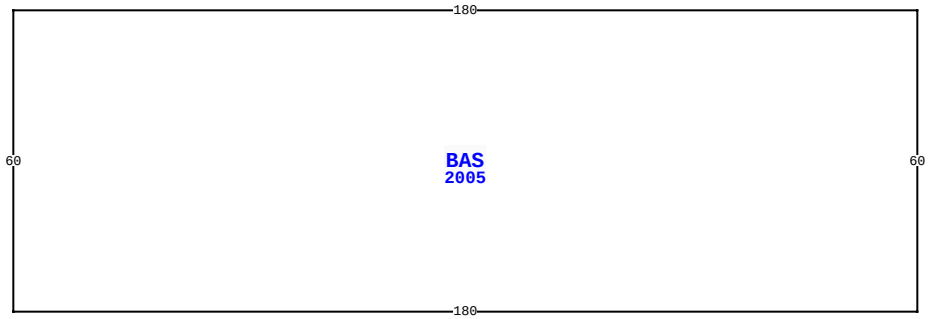
DOR CODE 4800 WAREHOUSE-STORAGE
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	10,800	200,502
TOTALS	10,800		10,800	200,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4802	06	10,800	67.5024	37.13	401,004	1999	1999	0	0	0	50.00	50.00

23 DIST WAREH – 0% - 2023 Heated Area: 10800 HX Base Yr



86550 GENE LASSERRE BLVD, YULEE

BLD DATE	12/05/2020	KK	LGL DATE	
XF DATE	12/05/2020	KK	LAND DATE	12/05/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	26,581,501
SOH/AGL Deduction	0
ASSESSED VALUE	26,581,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,581,501
TOTAL JUST VALUE	26,581,501
NCON VALUE	0
INCOME VALUE	26,581,501
PREVIOUS YEAR MKT VALUE	15,037,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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REVIEW DATE 12/05/2020 BY KK Total Acres: 49.08 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 08/02/2023 BY SYS