

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

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

[illegible]

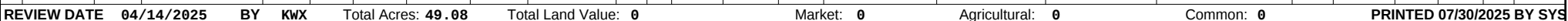
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PT OF JOHN LOWE MILL GRANT
SEC 51-3N-27E & PT OF JOHN D
VAUGHN GRANT SEC 52-3N-27E

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2025

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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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	1996	3,600	68,022
TOTALS	3,600			3,600	68,022

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
32	0940	SHEDS/PORT	0	0	29	17	493.00	SF	30.00	30.00	100
34	0940	SHEDS/PORT	0	0	25	17	425.00	SF	30.00	30.00	100
35	7100	SPRAY BTH	0	0	0	0	1.00	UT	35,000.00	35,000.00	100
36	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100
37	0812	CONCRETE C	0	0	0	0	6,480.00	SF	4.00	4.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

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	37.79	136,044	1996	1996	0	0	0 50.00	50.00
4 DIST WAREH - 0% - 2023											
Heated Area: 3600 HX Base Yr											
30 BAS 1996 30											
TOTALS											

86550 GENE LASSERRE BLVD, YULEE											
BLD DATE 04/14/2025 KWX LGL DATE 04/25/2025 DC											
XF DATE INC DATE											
AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 16 4
VALUATION BY		DIRECT_CAP	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		28,220,312	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		0	
TOTAL MARKET VALUE		28,220,312	
SOH/AGL Deduction		0	
ASSESSED VALUE		28,220,312	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		28,220,312	
TOTAL JUST VALUE		28,220,312	
NCON VALUE		0	
INCOME VALUE		28,220,312	
PREVIOUS YEAR MKT VALUE		26,581,501	

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

[illegible]

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Exterior Wall	29	NONE 80										4802	06	3,600	73.4261	38.73	139,428	1996	1996	0	0	0	50.00	50.00	VALUATION BY																			
Exterior Wall	24	CORG METAL 20										11 DIST WAREH - 0% - 2023												Heated Area: 3600												HX Base Yr								
Roof Structur	10	STEEL FRME 100										120 30 30 120 BAS 1996																				BUILDING MARKET VALUE												28,220,312
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