PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2367/1677
& RECIPROCAL ESMT IN

FIRST ENTERPRISE PROP LLC
202 HERITAGE PARK DRIVE
MURFREESBORO, TN 37129

2025

51-3N-27-0000-0001-0400

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

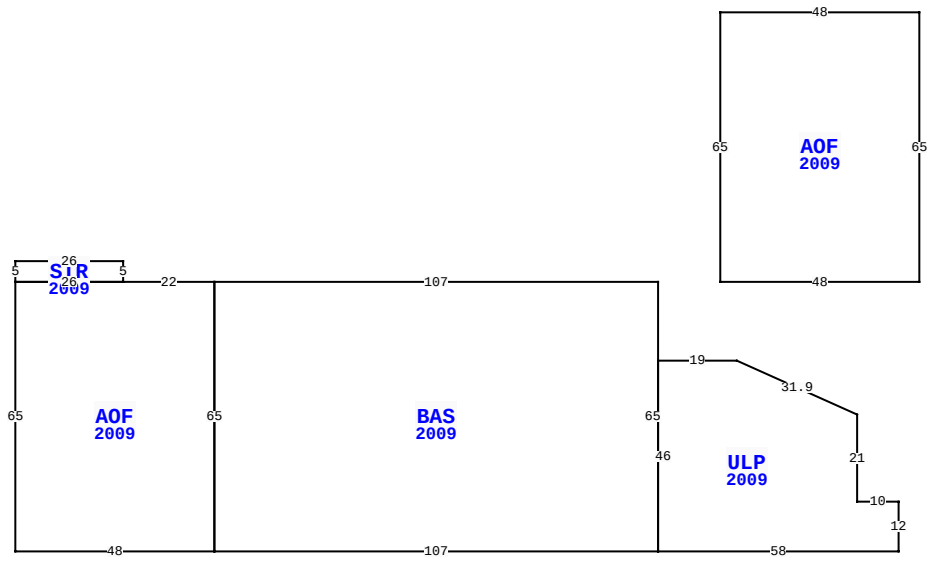
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		26 100
RMS		8 100
Stories	0	0 100
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
AOF	3,120	185	2009	5,772	123,574
AOF	3,120	185	2009	5,772	123,574
BAS	6,955	100	2009	6,955	148,901
STR	130	10	2009	13	278
ULP	2,140	30	2009	642	13,745
TOTALS	15,465			19,154	410,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	19,154	129.9904	59.47	1,139,088	2009	2009	0	0	50	14.00	36.00

1 STOR WAREH – 0% - 0 Heated Area: 13195 HX Base Yr



BLD DATE	12/11/2014	KK	LGL DATE	
XF DATE	04/25/2019	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

86280 GENE LASSERRE BLVD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	DIRECT_CAP
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	2,490,676
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	0
TOTAL MARKET VALUE	2,490,676
SOH/AGL Deduction	0
ASSESSED VALUE	2,490,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,490,676
TOTAL JUST VALUE	2,490,676
NCON VALUE	0
INCOME VALUE	2,490,676
PREVIOUS YEAR MKT VALUE	2,490,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22187	CO ISSUED	0	04/17/2009
B22187	NEW CONSTR	1,042,405	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/1677	6/04/2020	SW	U	I	37	1,850,000
GRANTOR: RDL LOGISTICS LLC						
GRANTEE: FIRST ENTERPRISE PR						
1594/0453	11/20/2008	WD	Q	V		963,300
GRANTOR: FLA PETROLELUM CORP						
GRANTEE: RDL LOGISTICS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W107 AOF=[YR=2009] W22 STR=[YR=2009] W26 N5 E26 S5$ W26 S65 E48 N65$ S65E107 ULP=[YR=2009] E58 N12 W10 N21 U13 L29 W19 S46$ N65$ PTR=E15AOF=[YR=2009] E48 N65 W48 S65$ W15$.

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	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2009	2009	3	35	350	
2	0810	CONCRETE A	0	0	0	0	233,431.00	SF	6.50	6.50	100	2009	2009	3	89	1,350,398	
3	1123	CB 8"	0	0	350	2	700.00	SF	6.15	6.15	100	2009	2009	3	89	3,831	
4	6002	EL ROLL DR	0	0	0	0	8.00	UT	900.00	900.00	100	2009	2009	3	35	2,520	
5	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2009	2009	3	100	1,500	
6	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2009	2009	3	100	10,200	
7	4950	BOLLARD	0	0	0	0	20.00	UT	100.00	100.00	100	2009	2009	3	100	2,000	
8	0400	CONC CURB	0	0	1472	0	1,472.00	LF	15.00	15.00	100	2009	2009	3	92	20,314	
9	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2009	2009	3	74	13,105	
10	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2009	2009	3	74	3,663	

TOTAL OB/XF 1,407,881

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
1	004800	C	WAREHOUSE	0	0003	IW	0.00	0.00	472,190.00	SF		1.00	1.00	1.00	3.50	3.50	1,652,665							
2	009630	C	SWAMP	0		IW	0.00	0.00	3.00	AC		1.00	1.00	1.00	500.00	500.00	1,500							

REVIEW DATE 04/25/2019 BY KK Total Acres: 13.84 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS

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GRANTEE: RDL LOGISTICS LLC						

BUILDING NOTES

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	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	2009	2009	3	74	3,700	
12	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2009	2009	3	92	230	
13	0402	CONC BUMPE	0	0	0	0	134.00	UT	12.50	12.50	100	2009	2009	3	92	1,541	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 5,471

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 04/25/2019 BY KK Total Acres: 13.84 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 07/30/2025 BY SYS