

REVIEW DATE	04/14/2025	BY	KWX	Total Acres: 49.08	Total Land Value: 0	Market: 0	Agricultural: 0	Common: 0	PRINTED 07/09/2026 BY SYS
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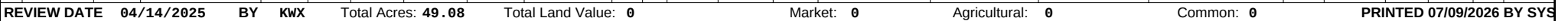
86554 GENE LASSERRE BLVD OWNR
C/O FRE FUND INVESTMENT III, 10275 W HIGGINS RD
ROSEMONT, IL 60018

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

[illegible]

86554 GENE LASSERRE BLVD OWN
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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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2026

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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	70,596
TOTALS	3,600			3,600	70,596

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
31	0940	SHEDS/PORT	0	0	29	17	493.00	SF	30.00	30.00	
32	0940	SHEDS/PORT	0	0	25	17	425.00	SF	30.00	30.00	
33	7100	SPRAY BTH	0	0	0	0	1.00	UT	35,000.00	35,000.00	
34	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	
35	0812	CONCRETE C	0	0	0	0	6,480.00	SF	4.00	4.00	

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

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	39.22	141,192	1996	1996	0	0	0 50.00	50.00
4 DIST WAREH 0% - 2023 Heated Area: 3600 HX Base Yr											
BAS 1996											
86550 GENE LASSERRE BLVD, YULEE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/16/2026 DC											

TOTAL OB/XF											
37,374											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 16 4
VALUATION BY	DIRECT_CAP		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	29,859,122		
TOTAL MARKET OB/XF VALUE	0		
TOTAL LAND VALUE - MARKET	0		
TOTAL MARKET VALUE	29,859,122		
SOH/AGL Deduction	0		
ASSESSED VALUE	29,859,122		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	29,859,122		
TOTAL JUST VALUE	29,859,122		
NCON VALUE	0		
INCOME VALUE	29859122		
PREVIOUS YEAR MKT VALUE	28,220,312		

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 \$.											

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BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

29 NONE 70
24 CORG METAL 30
10 STEEL FRME 100
12 MODULAR MT 100
07 NONE 100
03 CONC FINSH 100
04 NONE 100
01 NONE 100
01 NONE 100
0 100
05 STEEL 100

24 100
0 100
1. 1. 100
00 . 100
0 100
00 NONE 100

03 Quality Level 03
4800 WAREHOUSE-STORAGE
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,200	100	1996	7,200	140,868

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

4802067,20071.463039.13281,736199619960050.0050.00

8 DIST WAREH0% - 2023Heated Area: 7200HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/16/2026DC

EXTRA FEATURES

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH TH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOT ADJUNIT PRICEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

LAND DESCRIPTION

TOTAL OB/XF

0

REVIEW DATE04/14/2025BYKWXTotal Acres: 49.08Total Land Value: 0Market: 0Agricultural: 0Common: 0PRINTED 07/09/2026 BY SYS

NASSAU COUNTY PROPERTY

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4

VALUATION SUMMARY

VALUATION BYDIRECT_CAP

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE29,859,122

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET0

TOTAL MARKET VALUE29,859,122

SOH/AGL Deduction0

ASSESSED VALUE29,859,122

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE29,859,122

TOTAL JUST VALUE29,859,122

NCON VALUE0

INCOME VALUE29859122

PREVIOUS YEAR MKT VALUE28,220,312

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSNCDSALE PRICE

2541/10412/09/2022SWQI0134,169,500

GRANTOR:STNL III (YULEE) LLC

GRANTEE:86554 GENE LASSERRE

2284/15416/20/2019QCUI11100

GRANTOR:ABP FL (YULEE) LLC

GRANTEE:STNL III (YULEE) LL

BUILDING NOTES

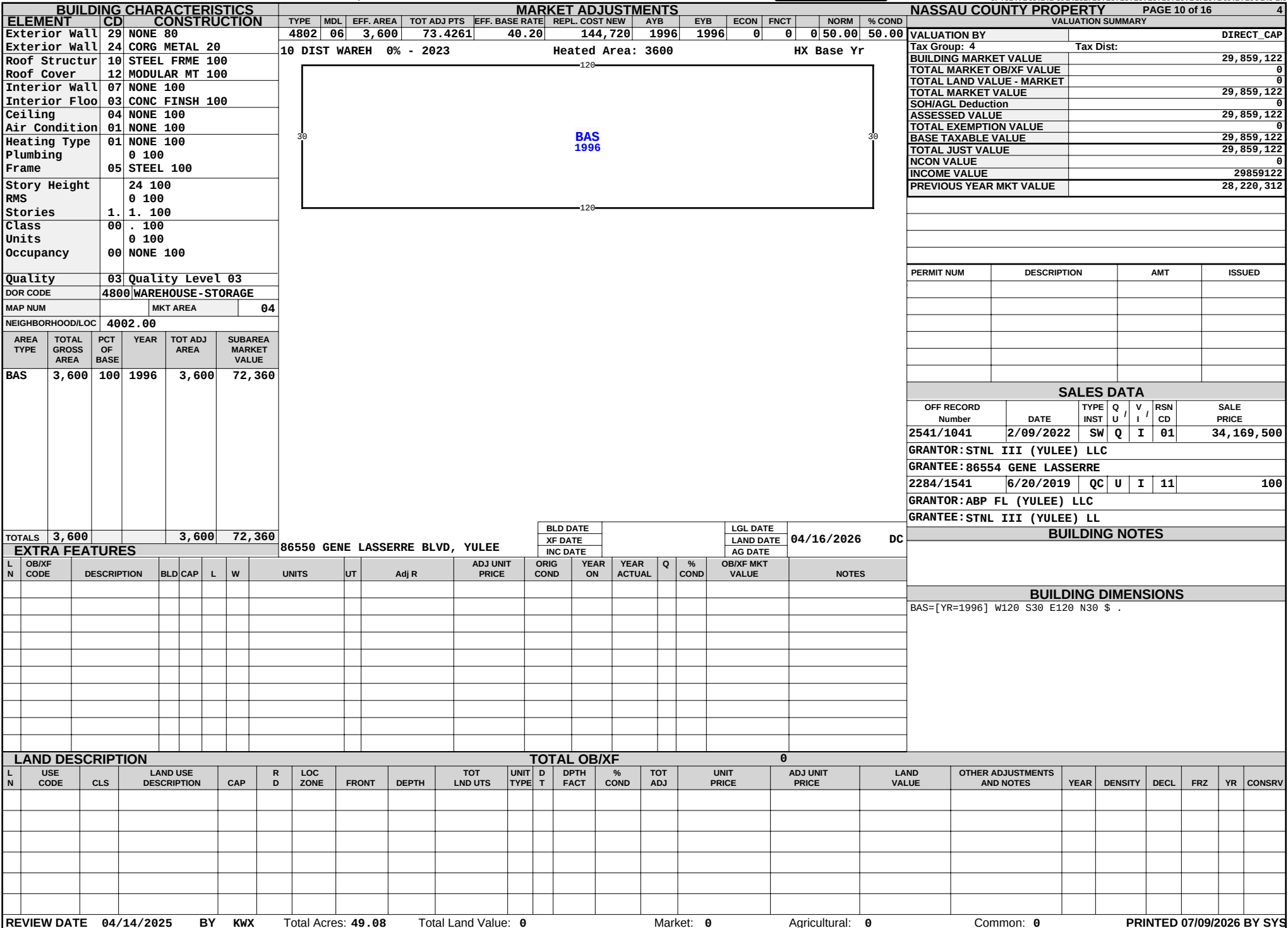
BUILDING DIMENSIONS

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

[illegible]

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[illegible]

[illegible]

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