

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 2843/1107
& RECIPROCAL ESMT IN

WERNER ENTERPRISES INC
14507 FRONTIER RD
OMAHA, NE 68138

2026

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



BUILDING CHARACTERISTICS	
ELEMENT	CD
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
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NEIGHBORHOOD/LOC	4002.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,120	185	2009	5,772	178,211
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BAS	6,955	100	2009	6,955	214,736
STR	130	10	2009	13	402
ULP	2,140	30	2009	642	19,822

TOTALS	15,465			19,154	591,380
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EXTRA FEATURES

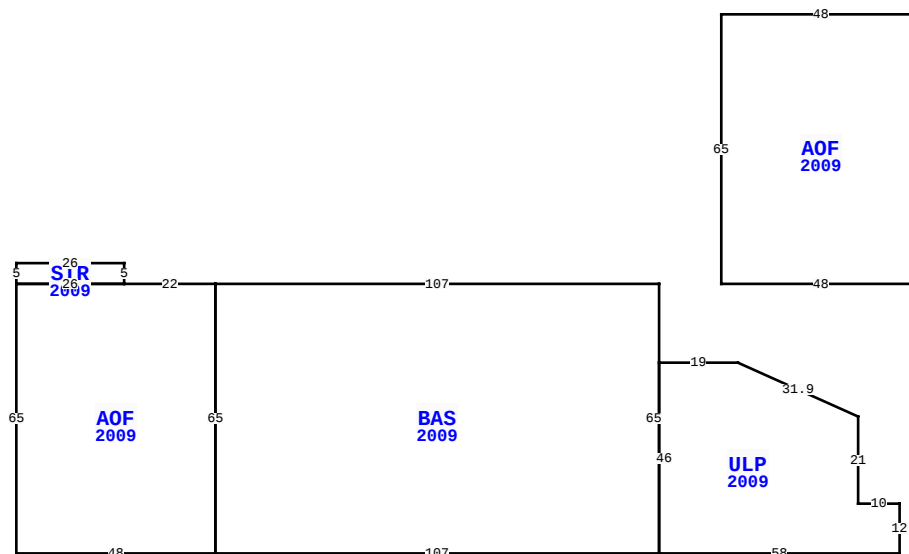
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0505	FLAGPOLE A	0	0	0	0	20.00	LF	50.00	50.00	100	2009	2009	3	31	310	
2	0810	CONCRETE A	0	0	0	0	233,431.00	SF	0.80	0.80	100	2009	2009	3	88	164,335	
3	1123	CB 8"	0	0	350	2	700.00	SF	6.15	6.15	100	2009	2009	3	88	3,788	
4	6002	EL ROLL DR	0	0	0	0	8.00	UT	900.00	900.00	100	2009	2009	3	31	2,232	
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	472	0	1,472.00	LF	15.00	15.00	100	2009	2009	3	91	20,093	
9	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2009	2009	3	72	12,751	
10	0978	SECURTY LT	0	0	0	0	11.00	UT	450.00	450.00	100	2009	2009	3	72	3,564	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	326,260.00	SF		1.00	1.00	0.55	9.00	4.95	1,614,987							
2	009630	C	SWAMP	0		IW	0.00	0.00	6.35	AC		1.00	1.00	1.00	500.00	500.00	3,175							

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4807	06	19,154	129.9904	61.75	1,182,760	2009	2009	0	0	0 50.00	50.00
1 PREFAB MTL 0% - 0 Heated Area: 13195 HX Base Yr											



NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
0	VALUATION BY	DIRECT_CAP
	Tax Group: 4	Tax Dist:
	BUILDING MARKET VALUE	2,107,633
	TOTAL MARKET OB/XF VALUE	0
	TOTAL LAND VALUE - MARKET	0
	TOTAL MARKET VALUE	2,107,633
	SOH/AGL Deduction	0
	ASSESSED VALUE	2,107,633
	TOTAL EXEMPTION VALUE	0
	BASE TAXABLE VALUE	2,107,633
	TOTAL JUST VALUE	2,107,633
	NCON VALUE	0
	INCOME VALUE	2107633
	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
2843/1107	1/23/2026	SW Q	I	01		2,535,000

GRANTOR: FIRST ENTERPRISE PROP
GRANTEE: WERNER ENTERPRISES
2367/1677 6/04/2020 SW U I 37 1,850,000
GRANTOR: RDL LOGISTICS LLC
GRANTEE: FIRST ENTERPRISE PR

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\$.

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