PT JOHN LOWE MILL GRANT
SEC 51-3N-27E IN OR 762/1246
(EX PT IN OR 2790/478)

TIRY LLC
86552 TIRY LN
YULEE, FL 32097

2026

51-3N-27-0000-0039-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03

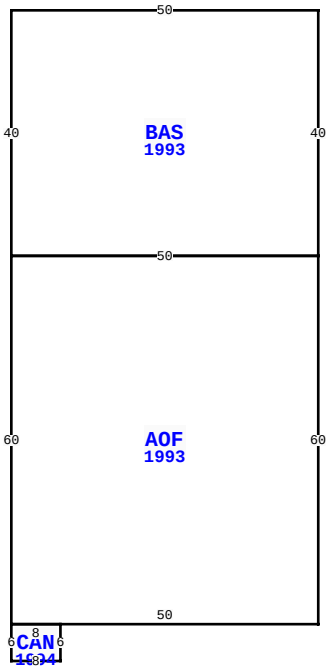
DOR CODE 4300 LUMBER YARD
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,000	185	1993	5,550	58,991
BAS	2,000	100	1993	2,000	21,258
CAN	48	30	1994	14	149
TOTALS	5,048			7,564	80,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	7,564	74.5920	35.43	267,993	1985	1985	0	0	0	70.00	30.00

1 STOR WAREH 0% - 0 Heated Area: 5000 HX Base Yr



BLD DATE	12/06/2024 KWA	LGL DATE	
XF DATE	12/06/2024 KWA	LAND DATE	
INC DATE		AG DATE	

86289 PAGES DAIRY RD, YULEE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	554,613
TOTAL MARKET OB/XF VALUE	93,702
TOTAL LAND VALUE - MARKET	152,370
TOTAL MARKET VALUE	800,685
SOH/AGL Deduction	0
ASSESSED VALUE	800,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	800,685
TOTAL JUST VALUE	800,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	798,323

BLDGS 2 + BLDG 3 ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SU240010786	NEW SIGN # 2 FOR	595	09/19/2024
SU240010789	NEW SIGN # 3 FOR	595	09/19/2024
E17985	ELEC OTHER	800	08/01/2006
B17764	REPAIR/RRF	116,250	05/01/2006
B0210192	NEW CONSTR	255,750	09/01/2002
P025467	NEW BATH	0	04/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR
GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S40 AOF=[YR=1993] S60 CAN=[YR=1994] S6 E8 N6 W8 $ E50 N60 W50 $ E50 N40 $.

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	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1980	1980	3	20	140	
2	0680	POLE SHED	0	0	32	26	832.00	SF	10.00	10.00	100	1983	1983	3	20	1,664	
3	0812	CONCRETE C	0	0	0	0	7,500.00	SF	4.00	4.00	100	1986	1986	3	44	13,200	
4	0812	CONCRETE C	0	0	0	0	7,648.00	SF	4.00	4.00	100	1990	1990	3	54.5	16,673	
5	0424	CL FNC 6'	0	0	0	0	552.00	LF	20.00	20.00	100	1980	1980	3	20	2,208	
6	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1985	1985	3	20	384	
7	0803	ASPHALT C	0	0	0	0	10,800.00	SF	2.00	2.00	100	1997	1997	3	50	10,800	
8	0803	ASPHALT C	0	0	0	0	42,825.00	SF	2.00	2.00	100	2005	2005	3	52	44,538	
9	0803	ASPHALT C	0	0	278	10	2,780.00	SF	2.00	2.00	100	1995	1995	3	50	2,780	
10	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1995	1995	3	100	400	

TOTAL OB/XF 92,787

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	004300	C	LUMBER YRD	0		IW	280.00	660.00	3.39	AC		1.00	1.00	1.00	45,000.00	45,000.00	152,370							

REVIEW DATE 06/05/2025 BY KWA Total Acres: 3.39 Total Land Value: 152,370 Market: 0 Agricultural: 0 Common: 152,370 PRINTED 07/09/2026 BY SYS

PT JOHN LOWE MILL GRANT
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(EX PT IN OR 2790/478)

TIRY LLC
86552 TIRY LN
YULEE, FL 32097

2026

51-3N-27-0000-0039-0030

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	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

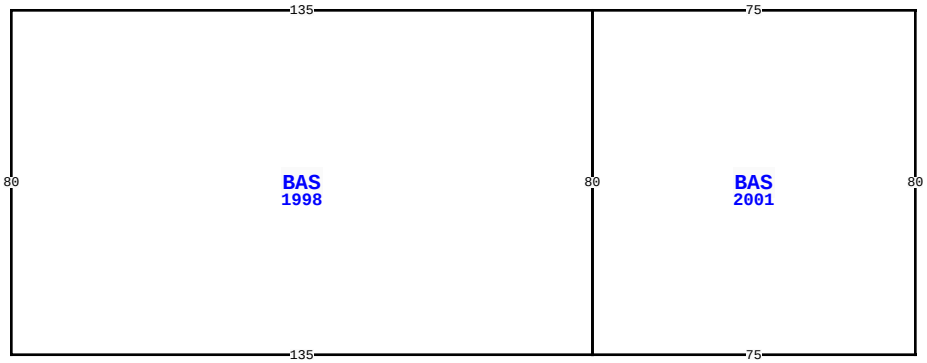
DOR CODE 4300 LUMBER YARD
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,800	100	1998	10,800	84,753
BAS	6,000	100	2001	6,000	47,085
TOTALS	16,800			16,800	131,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	06	16,800	47.2340	10.75	180,600	1998	1999	0	0	0	27.00	73.00

2 LMBER SHED 0% - 0 Heated Area: 16800 HX Base Yr



86289 PAGES DAIRY RD, YULEE

BLD DATE	12/06/2024 KWA	LGL DATE	
XF DATE	12/06/2024 KWA	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	554,613
TOTAL MARKET OB/XF VALUE	93,702
TOTAL LAND VALUE - MARKET	152,370
TOTAL MARKET VALUE	800,685
SOH/AGL Deduction	0
ASSESSED VALUE	800,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	800,685
TOTAL JUST VALUE	800,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	798,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018662	NEW CONSTR	1,500	10/01/2001
B018581	NEW CONSTR	93,750	07/01/2001
B984620	DEMOLITION	0	06/01/1998
974408	NEW CONSTR	85,000	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR
GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998;ORIG=0,55] W135 S80 E135 N80 $
BAS=[YR=2001;ORIG=0,55] S80 E75 N80 W75 $
.

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	0466	FNC GT 20'	0	0	0	0	2.00	UT	750.00	750.00	100	2005	2005	3	61	915	

LAND DESCRIPTION

TOTAL OB/XF 915

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 06/05/2025 BY KWA Total Acres: 3.39 Total Land Value: 152,370 Market: 0 Agricultural: 0 Common: 152,370 PRINTED 07/09/2026 BY SYS

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2026

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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	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		20 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

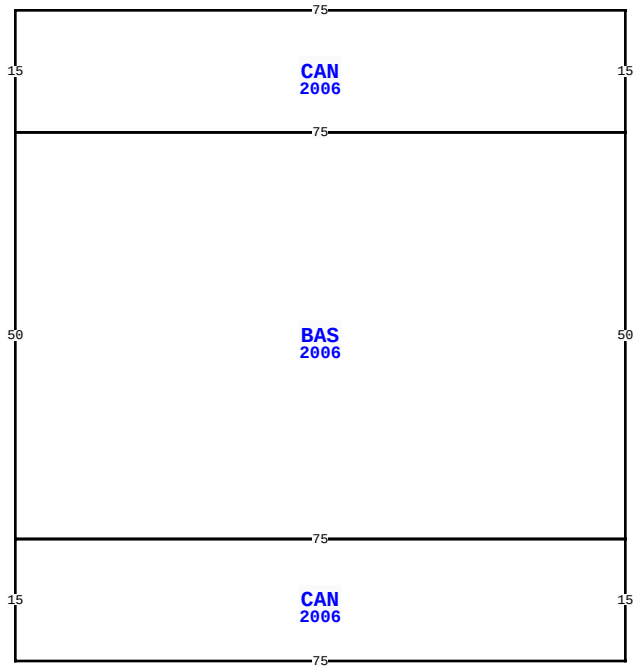
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100	2006	3,750	74,309
CAN	1,125	30	2006	338	6,697
CAN	1,125	30	2006	338	6,697
TOTALS	6,000			4,426	87,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	06	4,426	103.7035	23.59	104,409	2006	2006	0	0	0	16.00	84.00

3 LMBER SHED 0% - 0 Heated Area: 3750 HX Base Yr



BLD DATE	12/06/2024	KWA	LGL DATE
XF DATE	12/06/2024	KWA	LAND DATE
INC DATE			AG DATE

86289 PAGES DAIRY RD, YULEE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	554,613
TOTAL MARKET OB/XF VALUE	93,702
TOTAL LAND VALUE - MARKET	152,370
TOTAL MARKET VALUE	800,685
SOH/AGL Deduction	0
ASSESSED VALUE	800,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	800,685
TOTAL JUST VALUE	800,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	798,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR

GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;LABEL=far westside of lumber shed;ORIG=-15,0]
W75 S50 E75 N50 $
CAN=[YR=2006;ORIG=-15,-15] W75 S15 E75 N15 $
CAN=[YR=2006;ORIG=-15,50] W75 S15 E75 N15 $
.

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 06/05/2025 BY KWA Total Acres: 3.39 Total Land Value: 152,370 Market: 0 Agricultural: 0 Common: 152,370 PRINTED 07/09/2026 BY SYS

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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		21 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

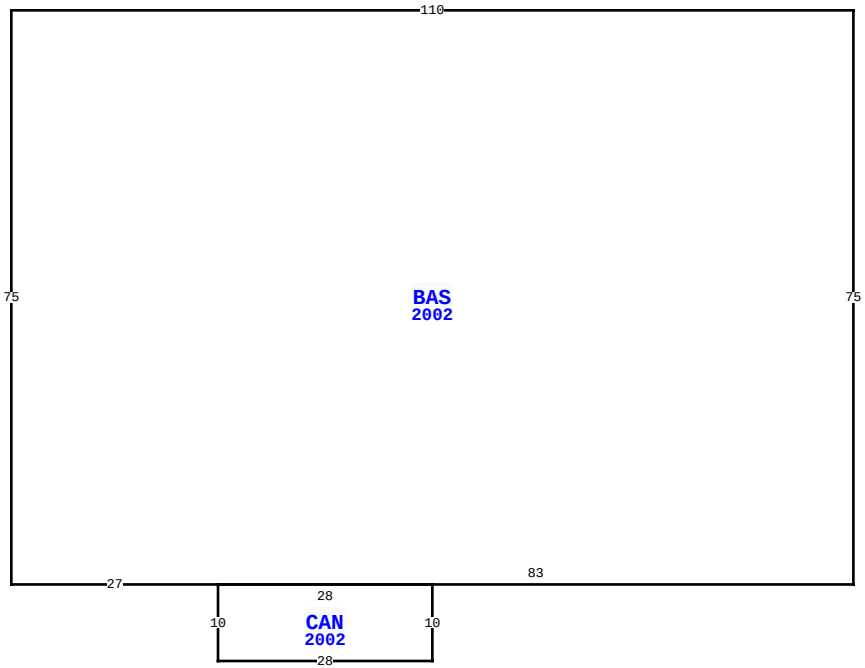
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,250	100	2002	8,250	252,107
CAN	280	30	2002	84	2,567
TOTALS	8,530			8,334	254,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	8,334	90.6147	43.04	358,695	2002	2002	0	0	0	29.00	71.00

4 STOR WAREH 0% - 0 Heated Area: 8250 HX Base Yr



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86289 PAGES DAIRY RD, YULEE

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:
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ASSESSED VALUE	800,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	800,685
TOTAL JUST VALUE	800,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	798,323

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0762/1246	6/11/1996	WD	U	I	19	100

GRANTOR: EDWARDS OSCAR V & MAR

GRANTEE: R.P.M. WOOD PRODUCT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W110 S75 E27 CAN=[YR=2002] S10 E28 N10 W28 $ E83 N75 $.

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 06/05/2025 BY KWA Total Acres: 3.39 Total Land Value: 152,370 Market: 0 Agricultural: 0 Common: 152,370 PRINTED 07/09/2026 BY SYS