IN OR 2612/307
EX 2-26

THREE BEES VINEYARDS INC
45884 BISMARK ROAD
CALLAHAN, FL 32011

2023

46-2N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

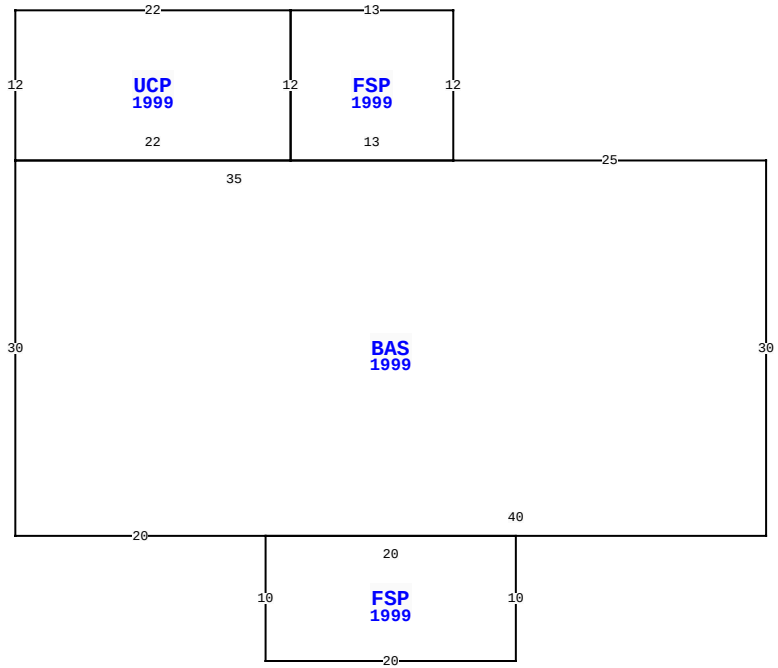
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	188,714
FSP	156	40	62	6,500
FSP	200	40	80	8,387
UCP	264	20	53	5,556
TOTALS	2,420		1,995	209,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,995	97.0200	115.21	229,844	1999	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1800 HX Base Yr



45918 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	209,158
TOTAL MARKET OB/XF VALUE	5,499
TOTAL LAND VALUE - MARKET	224,850
TOTAL MARKET VALUE	277,309
SOH/AGL Deduction	64,898
ASSESSED VALUE	212,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,411
TOTAL JUST VALUE	439,507
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002717	GARAGE	0	02/28/2023
23002093	GARAGE	0	02/16/2023
B985278	NEW CONSTR	83,215	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2612/0313	1/03/2023	PR	U	I	19	100
GRANTOR: WOLF PATRICIA D PR OF						
GRANTEE: THREE BEES VINEYARD						
2612/0307	1/03/2023	WD	Q	I	01	650,000
GRANTOR: WOLD PATRICIA D & VIV						
GRANTEE: THREE BEES VINEYARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W25 FSP=[YR=1999] N12 W13 UCP=[YR=1999] W22 S12 E22 N12$ S12 E13$ W35 S30 E20 FSP=[YR=1999] S10 E20 N10 W20$ E40 N30$.

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	0810	CONCRETE A	0	0	6	12	72.00	SF	6.50	6.50	100	1999	1999	3	79	370	
2	0680	POLE SHED	0	0	47	54	2,538.00	SF	6.00	6.00	100	1985	1985	3	20	3,046	
3	0510	GARAGE WD-	0	0	12	24	288.00	SF	24.50	24.50	100	1980	1980	3	20	1,411	
4	0940	SHEDS/PORT	0	0	10	16	160.00	SF	21.00	21.00	100	1980	1980	3	20	672	

LAND DESCRIPTION

TOTAL OB/XF 5,499

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	005000	C	RURAL HOME	0	0007	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	35,000.00	35,000.00	57,750							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	11.14	AC		1.00	1.00	1.00	440.00	440.00	4,902							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	11.14	AC		1.00	1.00	1.00	15,000.00	15,000.00	167,100							

REVIEW DATE 07/06/2021 BY KBA Total Acres: 12.79 Total Land Value: 62,652 Market: 167,100 Agricultural: 4,902 Common: 57,750 PRINTED 08/02/2023 BY SYS