IN OR 2612/307
EX 2-26

THREE BEES VINEYARDS INC
45884 BISMARK ROAD
CALLAHAN, FL 32011

**2024**

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

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

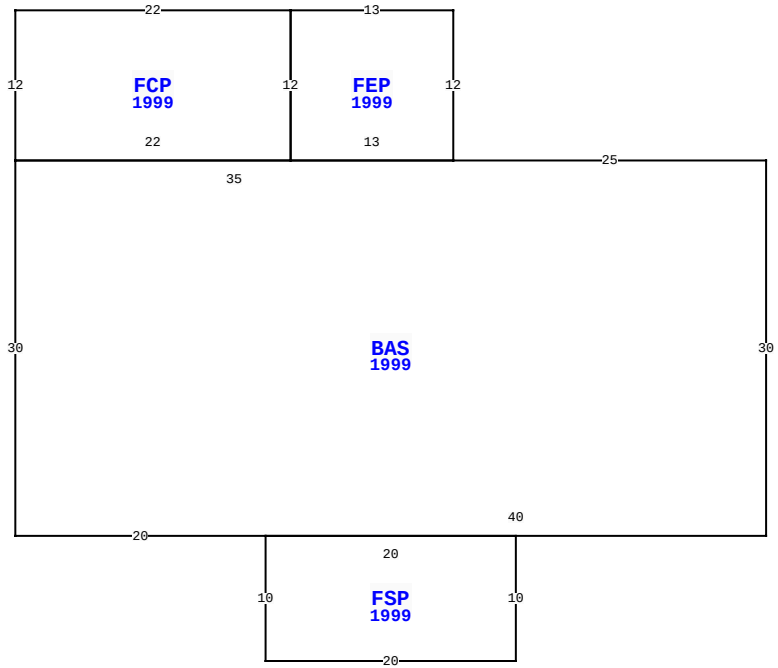
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 228,951 |
| FCP | 264 | 25 | 66 | 8,395 |
| FEP | 156 | 80 | 125 | 15,900 |
| FSP | 200 | 40 | 80 | 10,175 |
| TOTALS | 2,420 | | 2,071 | 263,421 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,071 | 115.6302 | 144.54 | 299,342 | 1999 | 1999 | 0 | 0 | 0 | 12.00 | 88.00 |

1 SNGL FAM – 0% - 2024 Heated Area: 1800 HX Base Yr




45918 BISMARK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 02/12/2024 DC |
| INC DATE | | AG DATE | 02/12/2024 DC |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 263,421 |
| TOTAL MARKET OB/XF VALUE | 21,406 |
| TOTAL LAND VALUE - MARKET | 227,440 |
| TOTAL MARKET VALUE | 331,115 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 331,115 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 331,115 |
| TOTAL JUST VALUE | 512,267 |
| NCON VALUE | 56,574 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 439,507 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 23002717 | 7600 SQFT- AG BAR | 0 | 02/28/2023 |
| 23002093 | 1800 SQFT - AG BA | 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;ORIG=0,0] W25 W35 S30 E20 E40 N30 $
FCP=[YR=1999;ORIG=-38,-12] W22 S12 E22 N12 $
FSP=[YR=1999;ORIG=-40,30] S10 E20 N10 W20 $
FEP=[YR=1999;ORIG=-25,0] N12 W13 S12 E13 $
.

## 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 | 77 | 360 | |
| 2 | 0680 | POLE SHED | 0 | 0 | 47 | 54 | 2,538.00 | SF | 6.00 | 6.00 | 100 | 1985 | 1985 | 3 | 20 | 3,046 | |
| 5 | 0680 | POLE SHED | 0 | 0 | 60 | 30 | 1,800.00 | SF | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 18,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,406

| 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 | | OR | 0.00 | 0.00 | 1.20 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 42,000 | | | | | | | |
| 2 | 006000 | A | PAST1/HAY | 0 | | OR | 0.00 | 0.00 | 11.59 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 4,288 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 11.59 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 185,440 | | | | | | | |

REVIEW DATE 06/25/2024 BY TW Total Acres: 12.79 Total Land Value: 46,288 Market: 185,440 Agricultural: 4,288 Common: 42,000 PRINTED 08/06/2024 BY SYS