IN OR 2612/307
EX 2-26

THREE BEES VINEYARDS INC
45884 BISMARK ROAD
CALLAHAN, FL 32011

2025

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

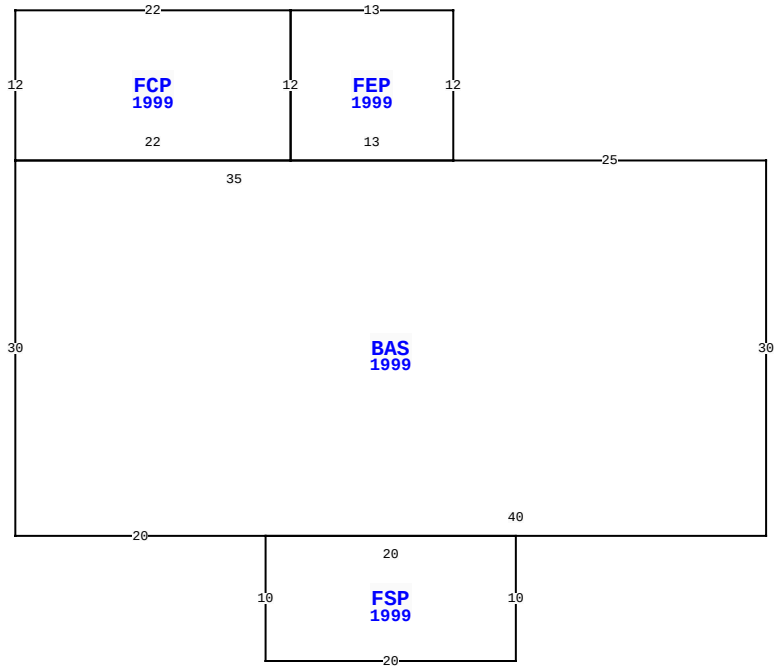
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1999	1,800	240,392
FCP	264	25	1999	66	8,815
FEP	156	80	1999	125	16,694
FSP	200	40	1999	80	10,684
TOTALS	2,420			2,071	276,585

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	152.63	316,097	1999	1999	0	0	0	12.50	87.50

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



45918 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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	276,585
TOTAL MARKET OB/XF VALUE	21,037
TOTAL LAND VALUE - MARKET	233,645
TOTAL MARKET VALUE	355,910
SOH/AGL Deduction	0
ASSESSED VALUE	355,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	355,910
TOTAL JUST VALUE	531,267
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,267

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	75	351	
2	0680	POLE SHED	0	0	47	54	2,538.00	SF	6.00	6.00	100	1985	1985	3	20	3,046	
3	0680	POLE SHED	0	0	60	30	1,800.00	SF	10.00	10.00	100	2024	2023		98	17,640	

LAND DESCRIPTION

TOTAL OB/XF 21,037

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	AGRICULTURAL	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	45,000.00	45,000.00	54,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	11.59	AC		1.00	1.00	1.00	370.00	370.00	4,288							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.59	AC		1.00	1.00	1.00	15,500.00	15,500.00	179,645							

REVIEW DATE 06/25/2024 BY TW Total Acres: 12.79 Total Land Value: 58,288 Market: 179,645 Agricultural: 4,288 Common: 54,000 PRINTED 07/30/2025 BY SYS