IN OR 2612/307
EX 2-26

THREE BEES VINEYARDS INC
45884 BISMARK ROAD
CALLAHAN, FL 32011

2026

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	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

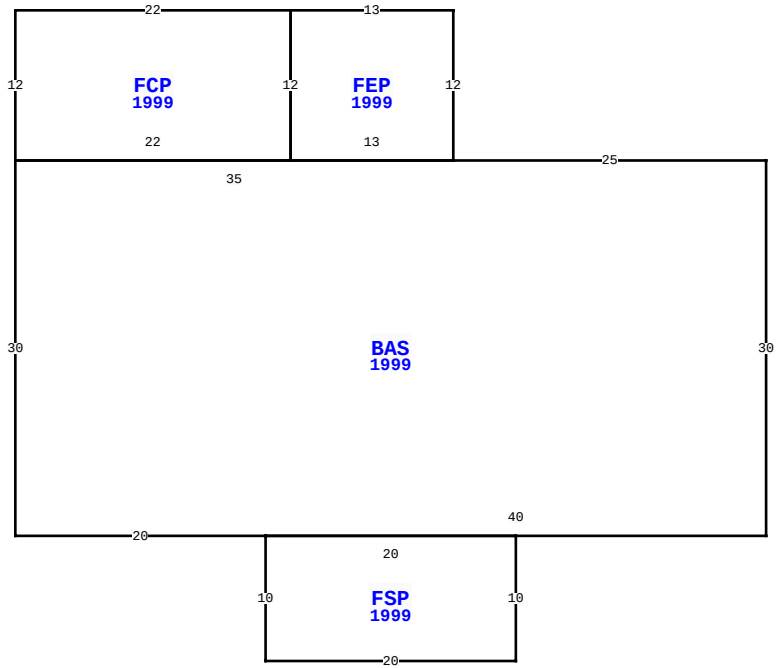
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1999	1,800	251,703
FCP	264	25	1999	66	9,229
FEP	156	80	1999	125	17,479
FSP	200	40	1999	80	11,186
TOTALS	2,420			2,071	289,599

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	160.73	332,872	1999	1999	0	0	0	13.00	87.00

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



45918 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	02/12/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	1,497,281
TOTAL MARKET OB/XF VALUE	141,786
TOTAL LAND VALUE - MARKET	217,430
TOTAL MARKET VALUE	1,663,755
SOH/AGL Deduction	0
ASSESSED VALUE	1,663,755
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,663,755
TOTAL JUST VALUE	1,856,497
NCON VALUE	1,329,322
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	531,267

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 $
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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
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		95	17,100	
4	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2026	2025		100	10,000	
5	0810	CONCRETE A	0	0	30	20	600.00	SF	6.50	6.50	100	2026	2025		100	3,900	
6	0857	SANDSTONE/	0	0	310	5	1,550.00	SF	16.00	16.00	100	2026	2025		100	24,800	
7	0857	SANDSTONE/	0	0	20	9	180.00	SF	16.00	16.00	100	2026	2025		100	2,880	
8	0857	SANDSTONE/	0	0	0	0	1,220.00	SF	16.00	16.00	100	2026	2025		100	19,520	
9	0478	VF 6 SLAT	0	0	0	0	36.00	LF	15.00	15.00	100	2026	2025		100	540	
10	0857	SANDSTONE/	0	0	160	5	800.00	SF	16.00	16.00	100	2026	2025		100	12,800	
11	0857	SANDSTONE/	0	0	0	0	2,950.00	SF	16.00	16.00	100	2026	2025		100	47,200	

TOTAL OB/XF 141,786

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.20	AC		1.00	1.00	1.00	17,000.00	17,000.00	20,400							
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	17,000.00	17,000.00	197,030							

REVIEW DATE 12/10/2025 BY KW Total Acres: 12.79 Total Land Value: 24,688 Market: 197,030 Agricultural: 4,288 Common: 20,400 PRINTED 07/09/2026 BY SYS

IN OR 2612/307
EX 2-26

THREE BEES VINEYARDS INC
45884 BISMARK ROAD
CALLAHAN, FL 32011

2026

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

BUILDING CHARACTERISTICS

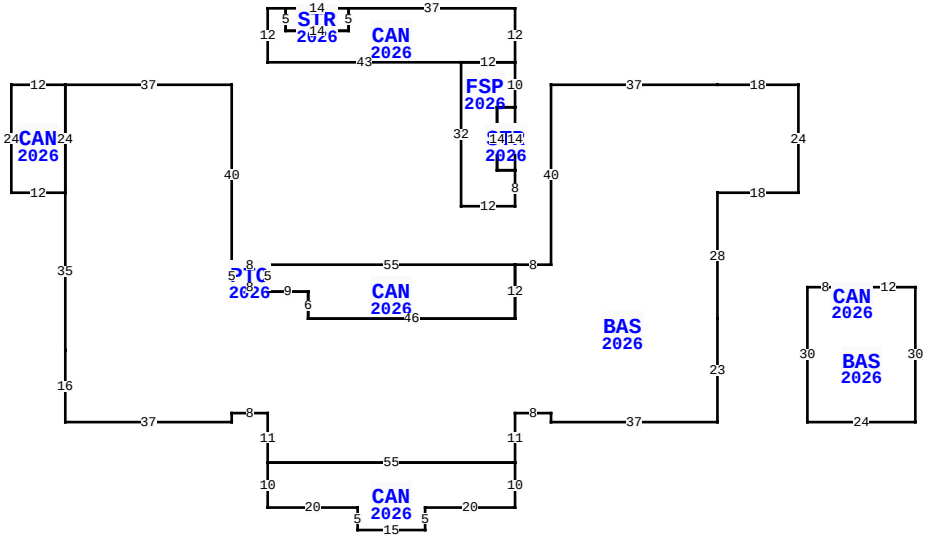
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	STAND SEAM 10
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	03	CONC FINSH 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	2026	704	86,712
BAS	8,284	100	2026	8,284	1,020,340
CAN	16	30	2026	5	616
CAN	288	30	2026	86	10,593
CAN	590	30	2026	177	21,801
CAN	606	30	2026	182	22,417
CAN	625	30	2026	188	23,156
FSP	328	50	2026	164	20,200
PTO	40	5	2026	2	246
STR	56	10	2026	6	739
TOTALS	11,607			9,805	1,207,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	9,805	108.7594	123.17	1,207,682	2025	2025	0	0	0	0.00	100.00

2 CLUB HOUSE 0% - 2026 Heated Area: 8988 HX Base Yr



** This building has 11 Sub-Areas

45918 BISMARK RD, CALLAHAN

BLD DATE		LGL DATE		
XF DATE		LAND DATE	05/07/2026	MLU
INC DATE		AG DATE	02/12/2024	DC

NASSAU COUNTY PROPERTY

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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=2026;ORIG=-460,-315] E37 S40 S5 E8 S1 E9 S6 E46 N12 E8 N40 E37 E18 S24 W18 S28 S23 W37 N2 W8 S11 W55 N11 W8 S2 W37 N16 N35 N24 $
BAS=[YR=2026;LABEL=pizza pavillion;ORIG=-295,-240] E24 N30 W12 S4 W4 N4 W8 S30 $
CAN=[YR=2026;ORIG=-415,-231] S10 E20 S5 E15 N5 E20 N10 W55 $
CAN=[YR=2026;ORIG=-415,-275] E55 S12 W46 N6 W9 N1 N5 $
CAN=[YR=2026;ORIG=-415,-332] E4 S5 E14 N5 E37 S12 W12 W43 N12 $
FSP=[YR=2026;ORIG=-360,-320] S10 W4 S14 E4 S8 W12 N32 E12 $
CAN=[YR=2026;ORIG=-460,-315] W12 S24 E12 N24 $
STR=[YR=2026;ORIG=-411,-332] E14 S5 W14 N5 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/10/2025 BY KW Total Acres: 12.79 Total Land Value: 24,688 Market: 197,030 Agricultural: 4,288 Common: 20,400 PRINTED 07/09/2026 BY SYS