## **Exhibit 3**

0/30/23, 11:40 AIVI 000 INVV / AVEINUE



Site Address	600 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 7540
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10
Abbr Legal Description	PROGRESSO 2-18 D LOT 25 LESS W 15 & S 17 FOR ST, LOT 27 LESS W 15 FOR ST, LOT 28 LESS W 15 FOR ST & LESS PC 3411/995,BLK 325		

* 2023 valu				otner adjustme				190.	011(0).		
Year	Land		ding /	Just / I	Ma	arket	Asses SOH V			Tax	
2023*	\$1,138,040			\$1,138	3,0	040	\$212,	090			
2022	\$199,200					00	\$192,	810	\$3	740.63	
2021	\$179,280					80	\$175,2	290	\$3	,406.67	
		2023* Exemption	ons an	d Taxable Value	s	by Tax	xing Authorit	зу			
		Co	unty	School E	Во	ard	Munic	ipal	In	dependent	
Just Value	9	\$1,138	,040	\$1,13	88,	040	\$1,138,	040	;	\$1,138,040	
Portability	/		0			0		0		0	
Assessed	/SOH	\$212	,090	\$1,13	88,	040	\$212,	090	\$212,090		
Homestea	ıd		0			0		0		0	
Add. Hom	estead		0			0		0		0	
Wid/Vet/D	is		0			0		0		0	
Senior			0			0		0		0	
Exempt T	ype		0			0		0		0	
Taxable		\$212	,090	\$1,13	88,	040	\$212,	\$212,090		\$212,090	
		Sales History			][		Land	Calc	ulations		
Date	Туре	Price	Boo	k/Page or CIN	][	TOTAL CONTRACTOR	Price	F	actor	Type	
4/15/201	9 WD*-D	\$3,200,000		115740340	][	\$	115.00	9	,896	SF	
11/30/201	15 WD*-D	\$901,800		113380790							
2/9/2007	7 QC*-T	\$100	4	43603 / 328							
3/24/199	4 QC*	\$100	2	21984 / 871	]						
							Adj. Bldg	. S.F.			

<sup>\*</sup> Denotes Multi-Parcel Sale (See Deed)

	Special Assessments												
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc					
03						F3							
L													
1						9896							



0/30/23, 11.40 AWI



Site Address	601 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 7520
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10
Abbr Legal Description	PROGRESSO 2-18 D LOT 21,22,23,24 LESS RD R/W BLK 325		

	reduction	for costs of sa	le and c	other adjustmer	nts rec	quired by Sec	. 193.0	11(8).		
* 2023 valu	ues are conside	ered "working va	pespen	d aresaubianatio	vanne	ę.				
Year	Land		Building / Juilding /		Just / Market Value		Assessed / SOH Value		Тах	
2023*	\$1,552,500			\$1,552	,500	\$287	,490			
2022	\$270,000			\$270,	000	\$261	,360	\$5,	070.42	
2021	\$243,000			\$243,	000	\$237	,600	\$4,	617.57	
		2023* Exemption	ons and	Taxable Value	s by Ta	axing Author	ity			
		Co	unty	School B	oard	Muni	cipal	Ind	lependent	
Just Value	9	\$1,552	,500	\$1,55	2,500	\$1,552	2,500	\$	1,552,500	
Portability	1		0		0		0	0		
Assessed	/SOH	\$287	\$287,490			2,500 \$287,490		\$287,490		
Homestea	ıd		0		0		0		0	
Add. Hom	estead		0		0		0		0	
Wid/Vet/D	is		0		0		0		0	
Senior			0		0		0		0	
Exempt T	уре		0		0		0		0	
Taxable		\$287	,490	\$1,55	2,500	\$287	7,490		\$287,490	
		Sales History				Land	d Calcu	lations		
Date	Туре	Price	Book	/Page or CIN		Price	Fa	actor	Type	
4/15/201	9 WD*-D	\$3,200,000	1	15740340		\$115.00	13	,500	SF	
11/30/201	15 WD*-D	\$901,800	1	13380790						
2/9/2007	7 QC*-T	\$100	43	3603 / 328						
3/24/199	4 QC*	\$100	2	21984 / 871						
					Adj. Bldg. S.F.					
	M III D 10		L	/taj. Dia	.5					

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
03						F3						
L												
1						13500						



0/3U/23, 11:49 AIVI DIU INVV / AVENUE



Site Address	610 NW 7 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 7550						
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312						
Mailing Address	900 NW 6 ST FORT LAUDERDALE FL 33311	Use	10-01						
Abbr Legal Description									

The j	ust v										ec. 193.011, quired by Se			nclude	а
* 2023 val	ues a	re con	sidere	ed "worl	ing val	u <sub>PS</sub> pe	ng Assa	epieve in	V	hans	ę.				
Year		Lan	d		Build Improv	ding / /emer					essed . I Value		Tax		
2023*	\$	1,725,0	000				\$1,725		5,	000	\$20	3,170			
2022		\$165,0	00		\$216	,740		\$381	,7	40	\$38	1,740	9	8,000.9	3
2021		\$165,0	00		\$216		\$381	,7	40	\$38	1,740	\$	8,037.6	8	
			2	023* Ex	emptic	ns ar	nd Taxab	le Value	es	by Ta	axing Autho	rity			
					Cou	unty	5	School	В	oard	Mun	icipal		ndepen	dent
Just Valu	е				\$1,725	,000		\$1,72	25	,000	\$1,72	5,000		\$1,725	,000
Portabilit	Portability					0				0		0			0
Assessed	/SOI	1			\$203	,170		\$1,72	25	,000	\$20	3,170		\$203	3,170
	lomestead					0				0	NEW TOWNS OF THE PROPERTY OF T	0		0	
Add. Hon	Add. Homestead				0			0				0		0	
Wid/Vet/D	Wid/Vet/Dis					0		0			0		0		
Senior	Senior					0				0		0			0
Exempt T	ype			ļ	0			0				0			0
Taxable					\$203,170			\$1,72	25	,000	\$20	3,170	<u></u>	\$203	,170
			S	ales His	tory						Lan	d Calc	ulations		
Date		Тур	е	Pri	е	Boo	k/Page	or CIN			Price	F	actor	Ту	ре
1/9/201	9	WD-I		\$1,100	,000		1155491	13		9	\$115.00	1	5,000	SI	F
11/8/201	3	QCD-	·T	\$35,0	00		1119268	96			iliniana yyyenakataaniina uttavasokyo <del>se</del>				
11/8/201	3	DRR-	Т	\$10	0		1119268	95							
12/23/20	80	QCD-	·T	\$10	0		45882 / 6	81							
3/20/200	)6	QCD-	Т	\$10	0		41806 / 9	24			Adj. Ble	dg. S.F			
						Sp	ecial Ass	essme	nt	s					
Fire	Fire Garb Light Drain			in	Impr	S	af	fe	Storm		Clean	Mi	sc		
03											F2				
L															
1											15000				



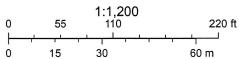
8/30/23, 11:50 AM DII INWV D AVEINUE



Site Address	611 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 7510
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST STE 201 FORT LAUDERDALE FL 33311	Use	10-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 19,20 BLK 325		

The just	values d reducti	isplay on for	ed bel	ow we of sal	re se e and	in complian other adjust	ce w	rith Se ts req	c. 193.011, Flauired by Sec.	a. Stat 193.0	t., and ind 11(8).	clude a
* 2023 values	are cons	idered	l "worki	ng va	<mark>ဖူးေ</mark> ပ်	nd Areseubian	d ne v	<b>Hange</b>				
Year	Land			Buildin prover		Just /	Mar alue	ket	Assessed / SOH Value		Tax	
2023*	\$776,250					\$77	6,250	)	\$138,240			
2022	\$67,500		\$	639,91	10	\$70	\$707,410			0	\$15,	430.53
2021	\$67,500		\$	593,50	00	\$661,000			\$661,00	0	\$14,	475.94
		202	23* Exe	emptio	ns ar	d Taxable Va	alues	by Ta	xing Authorit	у		
				Cou	nty	Scho	ol B	oard	Munici	oal	In	dependent
Just Value				\$776,2	250		\$776	,250	\$776,2	50		\$776,250
Portability					0			0		0		0
Assessed/SOH				\$138,2	240		\$776	,250	\$138,2	40		\$138,240
Homestead					0			0		0		0
Add. Homestead						0			0		0	
Wid/Vet/Dis					0	0				0		0
Senior					0			0		0		0
Exempt Typ	е				0		0			0		0
Taxable				\$138,2	\$776,250			\$138,2	40		\$138,240	
		Sal	es Hist	tory				Land Calcul				
Date	Туре		Price	9	Воо	k/Page or Cl	N		Price		actor	Туре
9/24/2018	WD-Q		\$708,80	00		115349648		9	115.00	6,	750	SF
6/27/2014	QCD-1		\$100			112426432						
6/27/2014	QCD-1		\$100			112426431						
6/27/2014	QCD-	F	\$100			112426430						
6/27/2014	QCD-		\$100			112426429			Adj. Bldg	. S.F.		
					Sp	ecial Assess	men	ts				
Fire	Fire Garb Light		ght	Dr	ain	Impr	S	afe	Storm	(	Clean	Misc
03								XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	F2			
L										T		
1									6750		EUR	







Site Address	615-621 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 7490
<b>Property Owner</b>	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10-01
Abbr Legal Description	PROGRESSO 2-18 D LOT 15 TO 18 BLK 325		

* 0000										quired by Sec	. 193.0°	11(8).		
2023 va	ues a	are cons	adere	ea "work			nd Areseut						71-24-00-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	
Year Land			Building / Improvement				Just / Market Value			Assessed / SOH Value		Tax		
2023*	\$	1,552,5	00				\$1,552,500			\$235,5	30			
2022	,	\$135,00	0		\$877,	000	\$	1,012,0	000	\$1,009,	150	\$19	,808.05	
2021	,	\$135,00	0		\$849,	900		984,90	00	\$917,4	10	\$18	618.22	
			2	023* Ex	empti	ons an	d Taxable	Value	s by T	axing Author	ity			
					Co	unty	Sc	hool E	Board	Muni	cipal	Inc	dependent	
Just Valu	ie				\$1,552	2,500		\$1,55	2,500	\$1,552	,500	;	\$1,552,500	
Portabilit	у					0			0		0		C	
Assesse	d/SOI	Н			\$235	5,530		\$1,55	2,500	\$235	,530		\$235,530	
Homeste	ad					0			0		0		0	
Add. Hon	neste	ead				0			0		0		0	
Wid/Vet/I	)is					0			0		0	0		
Senior						0			0		0		0	
Exempt 7	уре					0			0		0		0	
Taxable					\$235	5,530		\$1,55	2,500	\$235	,530		\$235,530	
			Sa	ales His	tory					Land	Calcul	lations		
Date		Туре		Pric	е	Воо	k/Page or	CIN		Price	Fa	ctor	Туре	
7/17/201	18	WD-C	Į į	\$875,0	00	•	115209794			\$115.00	13,	500	SF	
4/3/200	8	QCD-	Т	\$100		4	5250 / 106	9						
5/3/200	5	WD		\$480,0	00	3	9595 / 148	1	1					
4/2/200	2	QCD				3044 / 140	1	1						
9/27/200	)1	DRR		32172 / 597 Adj. Bldg. S.F.										
						Spe	ecial Asse	ssmer	nts					
Fire	G	arb	L	ight	Dr	ain	Impr	S	afe			Clean	Misc	
	<del></del>						<del></del>		- Otomi					

	Special Assessments											
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc				
03						F2						
L												
1						13500						



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60 m

220 ft

55

15

0

30

8/3U/23, TT:53 AM 040 INVV / AVEINUE



Site Address	640 NW 7 AVENUE, FORT LAUDERDALE FL 33311-7307	ID#	4942 34 07 7560
<b>Property Owner</b>	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10-03
Abbr Legal Description	PROGRESSO 2-18 D LOT 34,35,36 TO 48,LESS W 15 FOR ST	BLK 325	

	reduction	for costs of sa	le and	dothei	r adjustmer	nt	s requ	ired by Sec	. 193.0	11(8).		
* 2023 value	s are conside	red "working val	pespe	and are	eseusianate	VE	ange.					
Year	Land	Build Improv					rket	Assessed / SOH Value		Tax		
2023*	\$5,261,250					\$5,261,250			280			
2022	\$732,000	\$200,	980		\$932,9	80	)	\$875,3	300	\$21,	527.19	
2021	\$594,750	\$200,	980		\$795,7	30	)	\$795,7	730	\$19,	560.33	
		2023* Exemption	ons ar	nd Tax	able Values	s	by Tax	ing Author	ity			
		Co	unty		School B	30	ard	Muni	cipal	Inc	lependent	
Just Value		\$5,261	,250		\$5,26°	1,:	250	\$5,261	,250	Ş	5,261,250	
Portability			0				0		0		0	
Assessed/S	ОН	\$774	,280		\$5,26°	1,:	250	\$774,280		\$774,280		
Homestead			0	0		0			0			
Add. Homes	stead		0				0	0			0	
Wid/Vet/Dis			0				0		0		0	
Senior			0				0		0	0		
Exempt Typ	е		0					0			0	
Taxable		\$774	,280		\$5,26°	1,:	250	\$774	\$774,280		\$774,280	
		Sales History						Land	Calcu	culations		
Date	Туре	Price	Boo	ok/Pag	ge or CIN	I		Price	F	actor	Туре	
6/6/2018	SW*-D	\$3,900,000		11512	23382		\$1	15.00	45	,750	SF	
12/21/1998	WD*	\$510,000	2	29093 / 1698			W/1 44 MW/4 MW 4 W					
10/1/1984	WD	\$70,000	15280 / 344			lŀ						
3/1/1971	WD	\$30,000				l						
							Adj. Bldg. S.F.					
* Denotes M	ulti-Parcel Sa	e (See Deed)				L			J		L	

	Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
03						F2					
L											
1						45750					



8/3U/Z3, TT:55 AM 039 NVV 0 AVENUE



Site Address	639 NW 6 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 7410
Property Owner	SUNSHINE SHIPYARD LLC	Millage	0312
Mailing Address	900 NW 6 ST #201 FORT LAUDERDALE FL 33311	Use	10-03
Abbr Legal Description	PROGRESSO 2-18 D LOTS 2 THRU 14 BLK 325		

+ 0000						er adjustme			rea by Sec	. 193.0	11(8).		
* 2023 valu	ies are conside	ered			my A		_		·				
Year	Land		Build Improv				-			sed / alue	Tax		
2023*	\$5,045,740					\$5,045,	74	40	\$741,6	60			
2022	\$702,020		\$189,	000		\$891,0	2	0	\$835,3	320	\$19,9	904.21	
2021	\$570,390		\$189,000			\$759,3	9	0	\$759,3	390	\$18,0	063.12	
		202	3* Exemption	ons a	nd Ta	xable Value	S	by Tax	ing Author	ity			
		T	Col	unty		School E	30	ard	Muni	cipal	Inc	ependent	
Just Value	)		\$5,045	,740		\$5,04	5,	740	\$5,045	,740	\$	5,045,740	
Portability	1	T		0				0		0		0	
Assessed	/SOH	T	\$741,			\$5,04	5,	740	\$741	,660	660 \$741,66		
Homestead		F		0		0				0	0		
Add. Hom	estead			0		0		0		0	0		
Wid/Vet/D	is			0		0			0		0		
Senior				0		0			0		0		
Exempt Ty	/pe			0		0			0		0		
Taxable			\$741	,660		\$5,04	5,	740	\$741	,660		\$741,660	
		Sale	s History						Land	Calcu	lations		
Date	Туре	Π	Price	Во	ok/Pa	age or CIN		F	Price	F	actor	Type	
6/6/2018	SW*-D	\$3	3,900,000		1151	23382		\$1	15.00	43	,876	SF	
12/21/199	98 WD*	\$	510,000	29093 / 1698									
3/2/1988	3 WD	\$	\$600,000 <b>15280 / 3</b>		0 / 344	11							
		T					11						
		T					11		Adj. Bld	a S F			
* Denotes	Multi-Parcel Sa	ale (S	See Deed)				1		Auj. Diu	g. U.I.			

* Denotes	Multi-Parcel	Sale	(See Deed)	)
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	Special Assessments										
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc			
03						F2					
L											
1						43876					



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60 m

220 ft

55

15

30