

HOME NATION COCOA LLC
PO BOX 20718
BRADENTON, FL 34204

26-3S-15-00229-001

BUILDING CHARACTERISTICS

ELEMENT	CD				
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 70			
Interior Wall	02	WALL BD/WD 30			
Interior Floo	06	VINYL ASB 100			
Ceiling	03	PART.FIN. 100			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Fixtures	4	100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
RMS		5 100			
Stories	0	0 100			
Units	0	0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	1100	STORES/1 STORY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	26315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	362	100		362	9,048
BAS	448	100		448	11,198
CAN	98	30		29	725
UST	200	40		80	2,000
TOTALS	1,108			919	22,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3500	04	919	79.3506	49.99	45,941	1991	1991	0	0	0 50.00	50.00

2 STORE RETL 0% - 2025
Heated Area: 810
HX Base Yr

Diagram 1: BAS

Diagram 2: UST, BAS, CAN

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

22,970

TOTAL MARKET OB/XF VALUE

3,905

TOTAL LAND VALUE - MARKET

26,550

TOTAL MARKET VALUE

53,425

SOH/AGL Deduction

0

ASSESSED VALUE

53,425

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

53,425

TOTAL JUST VALUE

53,425

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

53,425

BLDG:1::1: CONSTR. OF USED MATERIALS

PERMIT NUM

DESCRIPTION

AMT

ISSUED

17884

PUMP/UTPOL

30

01/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE
1522/1906	8/27/2024	WD	Q	I	I	05	300,000

GRANTOR: VALROY LLC

GRANTEE: HOME NATION COCOA L

1320/0570

8/11/2016

WD

U

I

30

100

GRANTOR: HOMER LAND TRUST

GRANTEE: VALROY LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-10,-24] N16 W28 S16 E28 \$

BAS=[ORIG=0,12] E5 E17 N12 E14 N7 W14 S7 W22 S12 \$

UST=[ORIG=0,0] N4 W10 S20 E10 N4 N12 \$

CAN=[ORIG=5,12] S7 E14 N7 W14 \$

.

LAND DESCRIPTION

TOTAL OB/XF

3,905

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		A-1	0.00	0.00	1.77	AC		1.00	1.00	1.00	15,000.00	15,000.00	26,550							

REVIEW DATE 02/23/2023 BY KS Total Acres: 1.77 Total Land Value: 26,550 Market: 0 Agricultural: 0 Common: 26,550 PRINTED 10/06/2025 BY SYS