COMM NW COR, RUN E 452.56 FT, S
FOR POB, CONT S 405.27 FT, SE 44
FT, S 43 FT TO N R/W US-90, W'LY

HOME NATION COCOA LLC
PO BOX 20718
BRADENTON, FL 34204

**2026**

**26-3S-15-00229-011**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

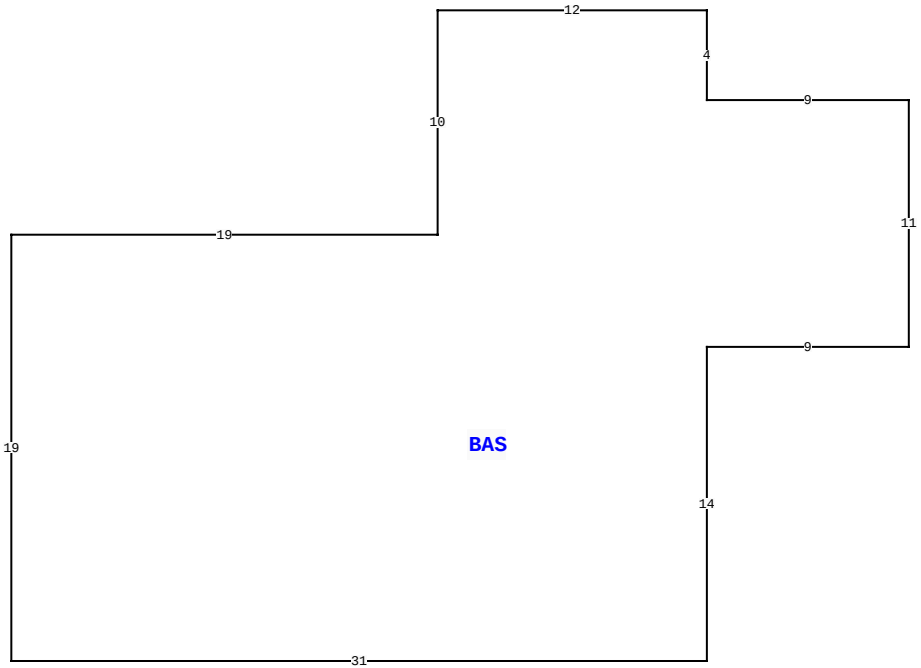
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 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 | 808 | 100 | | 808 | 29,363 |
| TOTALS | 808 | | | 808 | 29,363 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 808 | 86.1000 | 54.24 | 43,826 | 1974 | 2000 | 0 | 0 | 0 | 33.00 | 67.00 |

1 STORE RETL 0% - 2025 Heated Area: 808 HX Base Yr




10071 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 29,363 |
| TOTAL MARKET OB/XF VALUE | 2,163 |
| TOTAL LAND VALUE - MARKET | 17,700 |
| TOTAL MARKET VALUE | 49,226 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 49,226 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 49,226 |
| TOTAL JUST VALUE | 49,226 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,103 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1522/1906 | 8/27/2024 | WD | Q | 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= W9 N4 W12 S10 W19 S19 E31 N14 E9 N11$.

## 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 | 0258 | PATIO | 0 | 0 | 51 | 15 | 765.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 1,913 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 250 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,163

| 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 | 1100 | C | STORE 1FLR | 0 | | A-1 | 0.00 | 0.00 | 1.18 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 17,700 | | | | | | | |

REVIEW DATE 02/23/2023 BY KS Total Acres: 1.18 Total Land Value: 17,700 Market: 0 Agricultural: 0 Common: 17,700 PRINTED 11/18/2025 BY SYS