

BEG SW COR OF BLOCK 2, RUN E 358
 PARALLEL TO US-41 840 FT, W 358.
 OF RD, SE 840 FT TO POB. (BLOCK

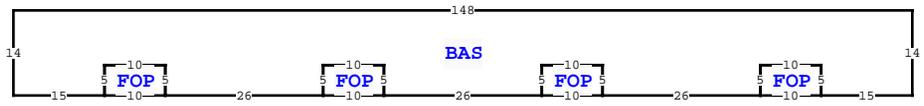
COSAC HOMELESS ASSISTANCE CENTER INC
 2101 SW 136TH AVE
 DAVIE, FL 33325

2026

21-4S-17-08656-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floo	14 CARPET 50
Interior Floo	15 HARDTILE 50
Air Condition	02 WINDOW 100
Heating Type	03 FORCED AIR 100
Fixtures	24 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	0 100
Stories	0 100
Units	8 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOTEL	0%	- 0									Heated Area: 1872 HX Base Yr	



Quality	05 05				
DOR CODE	7500NON-PROFIT / ORPHANA				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	21417.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	96,259
FOP	50	20		10	514
FOP	50	20		10	514
FOP	50	20		10	514
FOP	50	20		10	514
TOTALS	2,072			1,912	98,316

5309 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	730	
2	0166	CONC, PAVMT	0	0	0	0	1,613.00	UT	0.70	0.70	100	0	0	3	100	1,129	

TOTAL OB/XF 1,859

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	3900	C	MOTEL	0		A-1	0.00	0.00	5.40	AC		1.00	1.00	1.00	27,500.00	27,500.00	148,500							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 4	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		358,766		
TOTAL MARKET OB/XF VALUE		1,859		
TOTAL LAND VALUE - MARKET		148,500		
TOTAL MARKET VALUE		509,125		
SOH/AGL Deduction		0		
ASSESSED VALUE		509,125		
TOTAL EXEMPTION VALUE	39	509,125		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		509,125		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		511,689		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8669	M H	125	08/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0883	1/16/2017	WD Q	Q	I	01	438,000
GRANTOR: ANGEL'S COVE MOTEL IN						
GRANTEE: COSAC HOMELESS ASSI						
0917/2414	1/10/2001	WD Q	Q	I	01	100
GRANTOR: ANGEL'S COVE MOTEL IN						
GRANTEE: ANGEL'S COVE MOTEL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W148 S14 E15 FOP= E10 N5 W10 S5\$ N5 E10 S5 E26 FOP= E10 N5W10 S5\$ N5 E10 S5 E26 FOP= E10 N5 W10 S5\$ N5 E10 S5 E26 FOP= E10 N5 W10 S5\$ N5 E10 S5E15N14\$.

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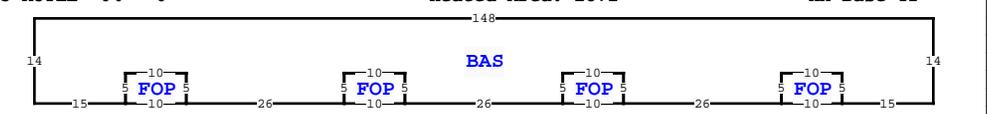
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Frame	03 MASONRY 100
Story Height	8 100
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Stories	1. 1. 100
Units	8 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
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3	MOTEL	0% - 0										



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TOTAL JUST VALUE			509,125	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			511,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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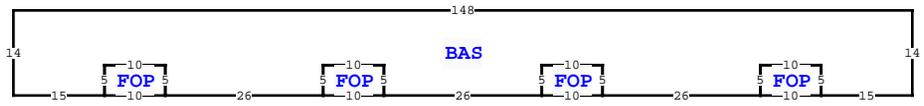
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