

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

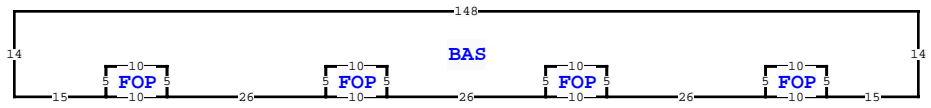
COSAC HOMELESS ASSISTANCE CENTER INC
 2101 SW 136TH AVE
 DAVIE, FL 33325

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	94,659
FOP	50	20		10	506
FOP	50	20		10	506
FOP	50	20		10	506
FOP	50	20		10	506
TOTALS	2,072			1,912	96,682

5309 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	730	
2	0166	CONC, PAVMT	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	29,000.00	29,000.00	156,600							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			352,183
TOTAL MARKET OB/XF VALUE			1,859
TOTAL LAND VALUE - MARKET			156,600
TOTAL MARKET VALUE			510,642
SOH/AGL Deduction			0
ASSESSED VALUE			510,642
TOTAL EXEMPTION VALUE	39	510,642	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			510,642
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	I	01	438,000
GRANTOR: ANGEL'S COVE MOTEL IN						
GRANTEE: COSAC HOMELESS ASSI						
0917/2414	1/10/2001	WD	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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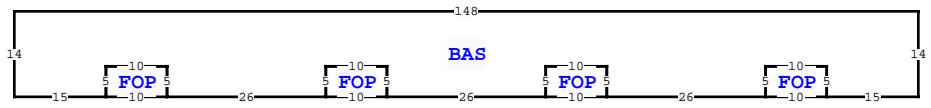
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Stories	1. 1. 100
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3	MOTEL	0%	0									



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5309 S US HIGHWAY 441 , LAKE CITY

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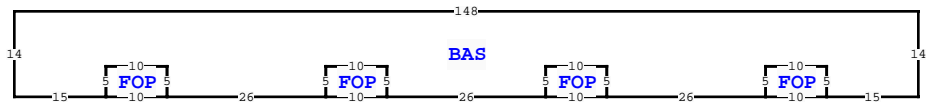
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4	MOTEL	0% - 0			125,561	1952	2005	0	0	23.00	77.00	



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TOTAL OB/XF 0

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