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

2027

21-4S-17-08656-000

BUILDING CHARACTERISTICS

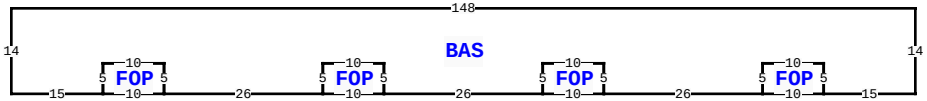
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		8 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7500	NON-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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	1,912	111.3000	65.67	125,561	1952	2005	0	0	0	23.00	77.00

1 MOTEL 0% - 0 Heated Area: 1872 HX Base Yr



5309 S US HIGHWAY 441 , LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

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		510,642

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,859

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	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							

REVIEW DATE 06/22/2017 BY DF Total Acres: 5.40 Total Land Value: 156,600 Market: 0 Agricultural: 0 Common: 156,600 PRINTED 11/16/2026 BY SYS

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

2027

21-4S-17-08656-000

BUILDING CHARACTERISTICS

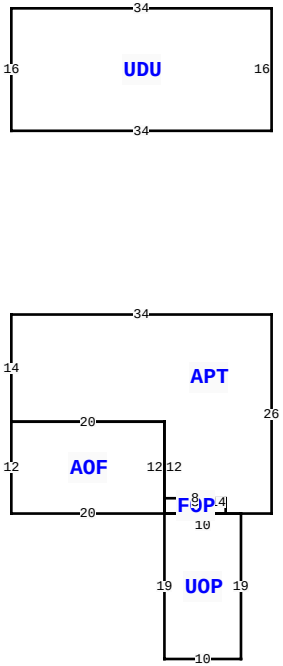
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7500	NON-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
AOF	240	110		264	14,057
APT	644	100		644	34,290
FOP	16	20		3	159
UDU	544	40		218	11,608
UOP	190	20		38	2,024
TOTALS	1,634			1,167	62,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	07	1,167	93.4500	69.15	80,698	1952	2005	0	0	0	23.00	77.00

2 OFFICE LOW 0% - 0 Heated Area: 884 HX Base Yr



5309 S US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

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		510,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

APT= W34 S14 E20S12AOF= N12 W20 S12 E20$UOP= S19 E10 N19 W10$ FOP= E8 N2 W8 S2$ E14 N26$ PTR=N40 UDU= W34 S16 E34N16$ S40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/22/2017 BY DF Total Acres: 5.40 Total Land Value: 156,600 Market: 0 Agricultural: 0 Common: 156,600 PRINTED 11/16/2026 BY SYS

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

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2101 SW 136TH AVE
DAVIE, FL 33325

2027

21-4S-17-08656-000

BUILDING CHARACTERISTICS

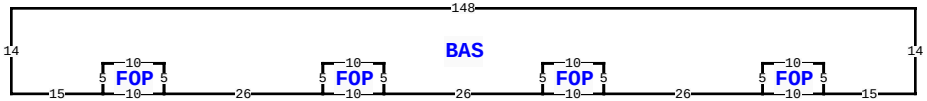
ELEMENT	CD	CONSTRUCTION
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		8 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7500	NON-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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	1,912	111.3000	65.67	125,561	1952	2005	0	0	0	23.00	77.00

3 MOTEL 0% - 0 Heated Area: 1872 HX Base Yr



5309 S US HIGHWAY 441 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		352,183
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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		510,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
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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 N5 W10 S5$ N5 E10 S5E26 FOP= E10 N5 W10 S5$ N5 E10 S5 E26 FOP= E10 N5 W10 S5$ N5 E10 S5 E15 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/22/2017 BY DF Total Acres: 5.40 Total Land Value: 156,600 Market: 0 Agricultural: 0 Common: 156,600 PRINTED 11/16/2026 BY SYS

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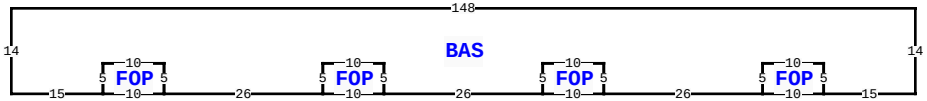
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FOP	50	20		10	506
TOTALS	2,072			1,912	96,682

MARKET ADJUSTMENTS

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



5309 S US HIGHWAY 441 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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TOTAL JUST VALUE		510,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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 N5 W10 S5$ N5 E10 S5E26 FOP= E10 N5 W10 S5$ N5 E10 S5 E26 FOP= E10 N5 W10 S5$ N5 E10 S5 E15 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/22/2017 BY DF Total Acres: 5.40 Total Land Value: 156,600 Market: 0 Agricultural: 0 Common: 156,600 PRINTED 11/16/2026 BY SYS