

COMM NW COR, RUN E 452.56 FT FOR
E 123.75 FT, S 638.52 FT TO N R/
ALONG R/W 106 FT, N 43 FT, NE'LY

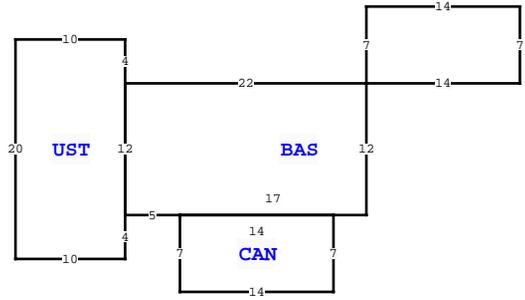
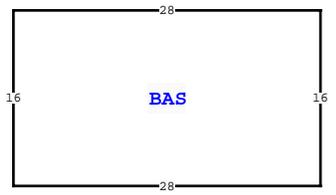
HOME NATION COCOA LLC
PO BOX 20718
BRADENTON, FL 34204

2026

26-3S-15-00229-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
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 Floor	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	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
3500	04	919	79.3506	50.78	46,667	1991	1991	0	0	50.00	50.00



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	9,191
BAS	448	100		448	11,375
CAN	98	30		29	737
UST	200	40		80	2,031
TOTALS	1,108			919	23,334

10025 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
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	0258	PATIO	0	0	0	1,162.00	UT	2.50	2.50	100	2008	2008	3	100	2,905	
2	0140	CLFENCE	6	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	250	
3	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			23,334
TOTAL MARKET OB/XF VALUE			3,905
TOTAL LAND VALUE - MARKET			28,320
TOTAL MARKET VALUE			55,559
SOH/AGL Deduction			0
ASSESSED VALUE			55,559
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			55,559
TOTAL JUST VALUE			55,559
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	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=[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														
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	1100	C	STORE 1FLR	0		A-1	0.00	0.00	1.77	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,320							