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

2027

26-3S-15-00229-001

BUILDING CHARACTERISTICS

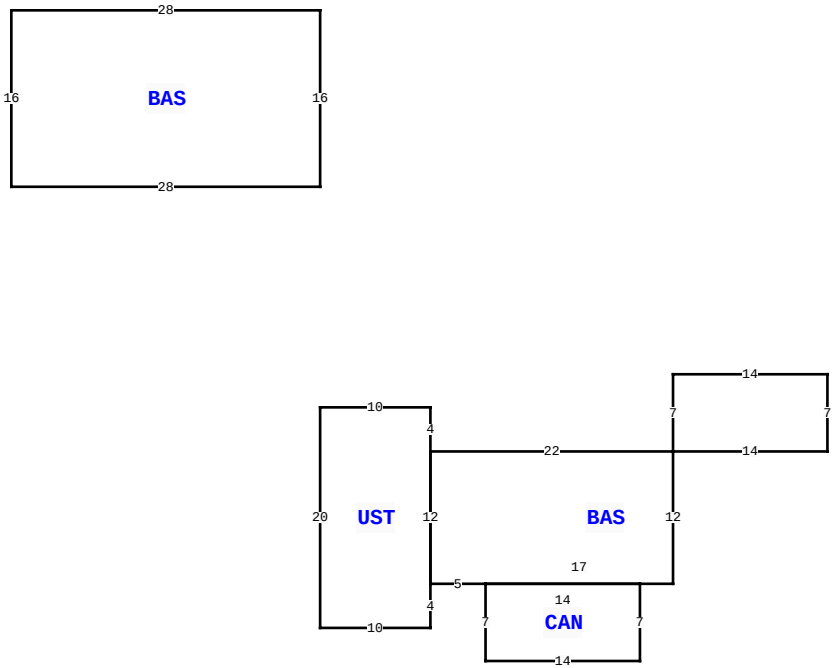
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	06	VINYL ASB 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
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

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	0	50.00	50.00

2 STORE RETL 0% - 2025 Heated Area: 810 HX Base Yr



10025 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	55,559

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 3,905

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	1.77	AC		1.00	1.00	1.00	16,000.00	16,000.00	28,320							

REVIEW DATE 02/23/2023 BY KS Total Acres: 1.77 Total Land Value: 28,320 Market: 0 Agricultural: 0 Common: 28,320 PRINTED 11/17/2026 BY SYS