COMM NW COR, RUN E 452.56 FT, S
FOR POB, CONT S 405.27 FT, SE 44
FT, S 43 FT TO N R/W US-90, W'LY

HOME NATION COCOA LLC
PO BOX 20718
BRADENTON, FL 34204

2026

26-3S-15-00229-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

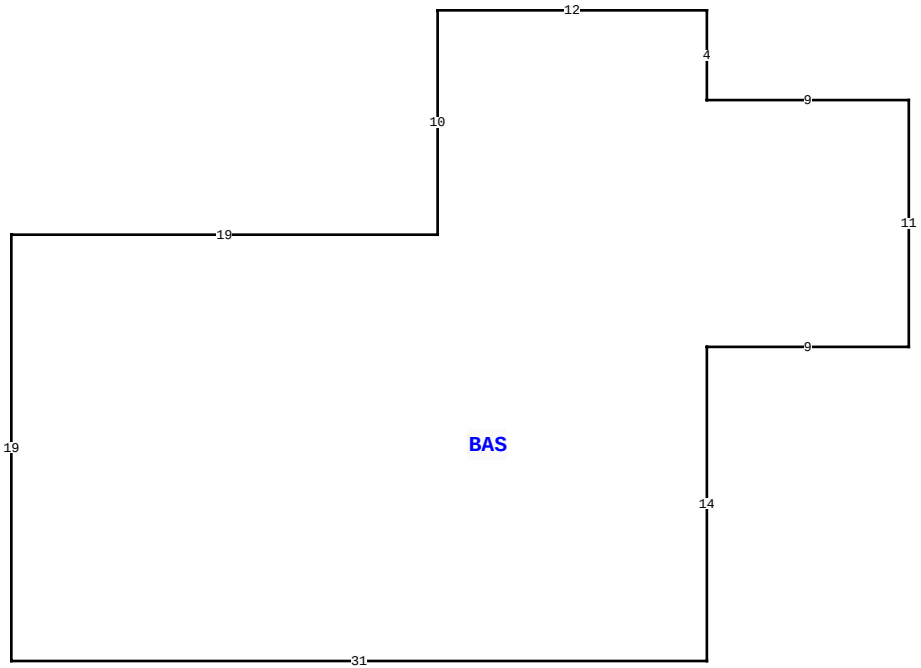
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 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	808	100		808	32,628
TOTALS	808			808	32,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	808	86.1000	60.27	48,698	1974	2000	0	0	0	33.00	67.00

1 STORE RETL 0% - 2025 Heated Area: 808 HX Base Yr



10071 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,628
TOTAL MARKET OB/XF VALUE	2,163
TOTAL LAND VALUE - MARKET	21,240
TOTAL MARKET VALUE	56,031
SOH/AGL Deduction	918
ASSESSED VALUE	55,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,113
TOTAL JUST VALUE	56,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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= W9 N4 W12 S10 W19 S19 E31 N14 E9 N11$.

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	51	15	765.00	UT	2.50	2.50	100	2008	2008	3	100	1,913	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 2,163

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	1.18	AC		1.00	1.00	1.00	18,000.00	18,000.00	21,240							

REVIEW DATE 02/23/2023 BY KS Total Acres: 1.18 Total Land Value: 21,240 Market: 0 Agricultural: 0 Common: 21,240 PRINTED 05/08/2026 BY SYS