

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

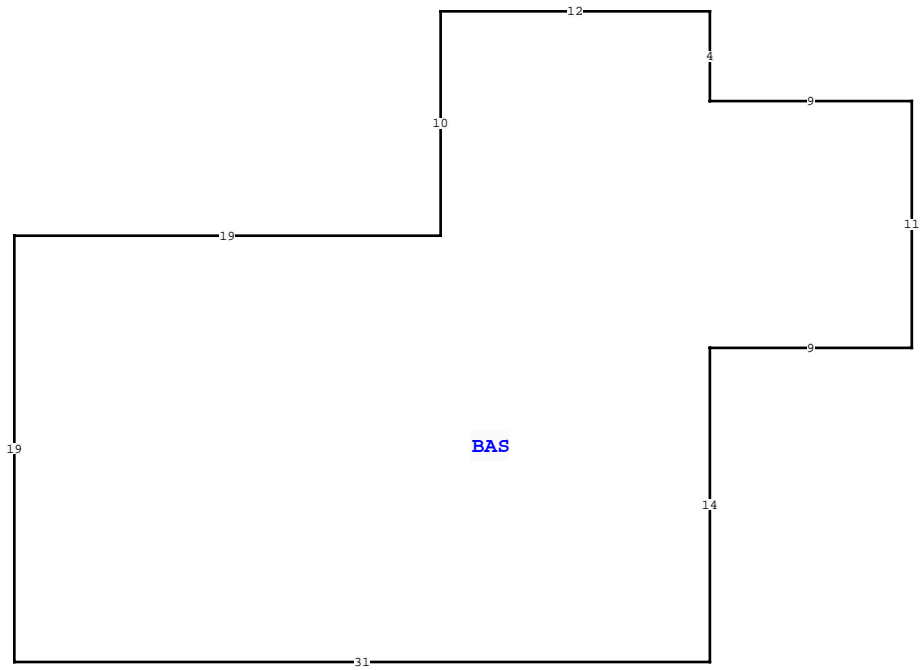
HOME NATION COCOA LLC
PO BOX 20718
BRADENTON, FL 34204

2026

26-3S-15-00229-011


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	808	100	
TOTALS	808		29,829

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2025									Heated Area: 808 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			29,829
TOTAL MARKET OB/XF VALUE			2,163
TOTAL LAND VALUE - MARKET			21,240
TOTAL MARKET VALUE			53,232
SOH/AGL Deduction			0
ASSESSED VALUE			53,232
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			53,232
TOTAL JUST VALUE			53,232
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						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 N4 W12 S10 W19 S19 E31 N14 E9 N11\$.	

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