BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

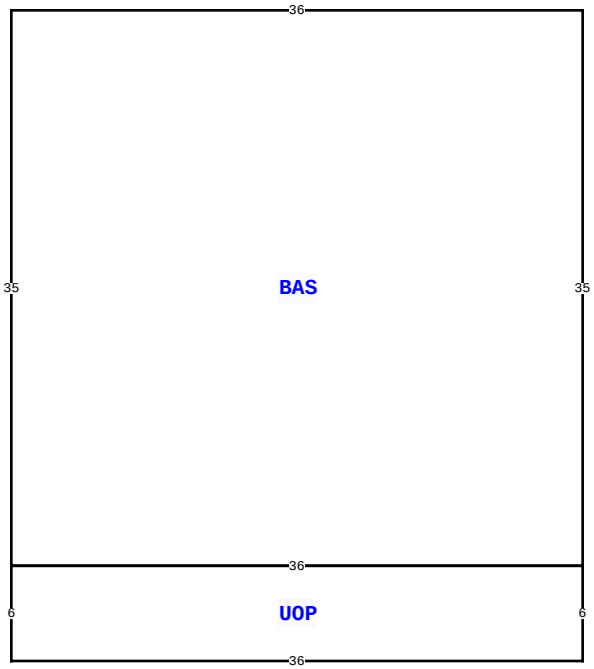
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	57,166
UOP	216	20		43	1,951
TOTALS	1,476			1,303	59,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,303	63.4500	69.80	90,949	1955	1955	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 2023 Heated Area: 1260 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:1:1: SEPTIC/3 LOTS;WELL/24 LOTS;PP/LT;CONC PA
SALE:5:4: SALES BEGIN TO ESTABLISH A NEW MARKET
SALE:5:3: AFTER THE 4-LANE HWY IS COMPLETE AND MOR
SALE:5:2: THE LAND VALUE WILL BE RE-VALUED FOR 200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052263	Electrical Servic	0	02/06/2025
000042791	Electrical Servic	0	09/20/2021
000042163	Electrical Servic	0	06/17/2021
24793	M H	275	07/27/2006
24490	M H	275	05/10/2006
24260	M H	275	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S35 UOP= S6 E36 N6 W36$E36 N35$.

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	0259	MHP HOOKUP	0	0	0	0	27.00	UT	4,300.00	4,300.00	100	0	0	3	100	116,100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
9	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
10	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	

LAND DESCRIPTION

TOTAL OB/XF 116,775

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	2810	C	MH PARK	0		RMH-P	0.00	0.00	7.30	AC		1.00	1.00	1.00	20,000.00	20,000.00	146,000							
2	0102	C	SFR/MH	0		RMH-P	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
3	0100	C	SFR	0			0.00	0.00	0.25	AC		1.00	1.00	1.00	20,000.00	20,000.00	5,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

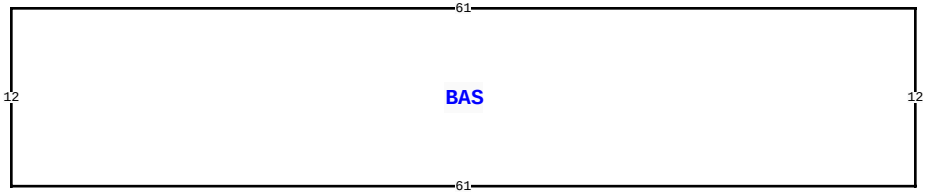
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	16,587
TOTALS	732			732	16,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	94.4100	56.65	41,468	1973	1973	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2023 Heated Area: 732 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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
11	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
12	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
13	0294	SHED WOOD/	0	0	0	0	2.00	UT	400.00	400.00	100	1993	1993	3	100	800	
14	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
15	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
16	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
17	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
18	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
19	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
20	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

SALE:5:1: SALE IS VERIFIED AS A QUALIFIED SALE

XFOB:9:1: CIRCULAR DRIVE THRU MH PARK.

XFOB:6:1: 75% PHYSICAL COND. 25% FUNC. OBSC. OVERB

XFOB:51:1: LOT 27

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 N12$.

LAND DESCRIPTION

TOTAL OB/XF 4,425

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

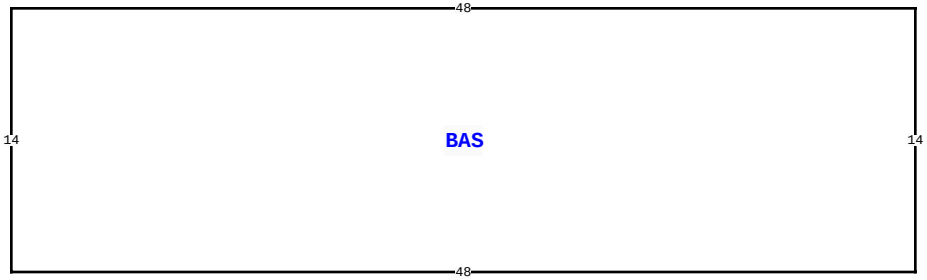
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,050
TOTALS	672			672	13,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	80.9100	48.55	32,626	1981	1981	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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
21	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	
22	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:50:1: LOT 26

XFOB:5:1: OFFICE ON FRONT OF MH.

XFOB:49:1: LOT 25

XFOB:48:1: LOT 23

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

LAND DESCRIPTION

TOTAL OB/XF 475

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

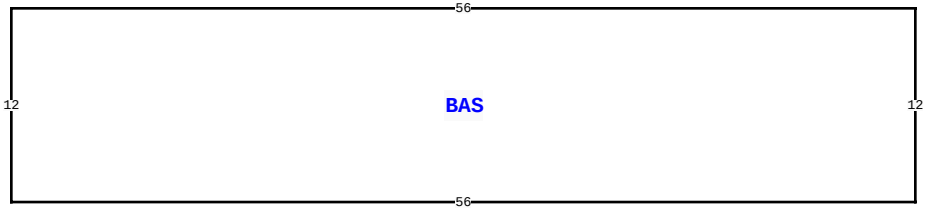
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,228
TOTALS	672			672	15,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	94.4100	56.65	38,069	1972	1972	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:47:1: LOT 22
XFOB:46:1: LOT 21
XFOB:41:1: LOT 17
XFOB:40:1: LOT 16

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

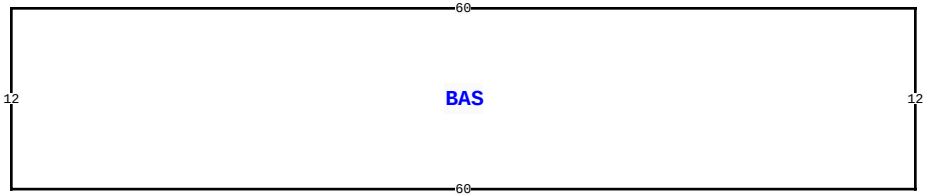
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	16,160
TOTALS	720			720	16,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	93.5100	56.11	40,399	1996	1996	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2023 Heated Area: 720 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:4:1: PEACH MH
XFOB:39:1: LOT 15
XFOB:38:1: LOT 14
XFOB:37:1: LOT 13

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

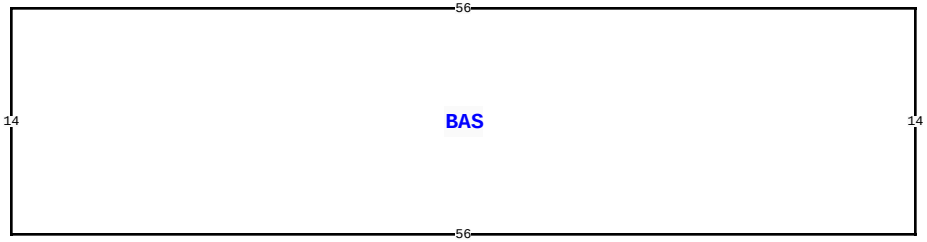
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	19,120
TOTALS	784			784	19,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	101.6100	60.97	47,800	1998	1998	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 6 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:36:1: LOT 12

XFOB:35:1: LOT 11

XFOB:34:1: LOT 10

XFOB:33:1: LOT 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

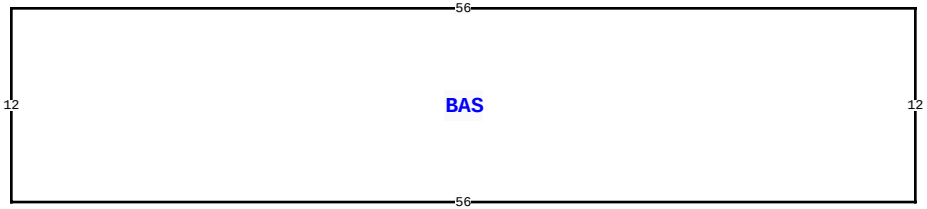
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,228
TOTALS	672			672	15,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	94.4100	56.65	38,069	1973	1973	0	0	0	60.00	40.00

9 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:32:1: LOT 8

XFOB:31:1: LOT 7

XFOB:30:1: GRAT MH RENTAL PROPERTY

XFOB:29:1: LIBR MH RENTAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

REVIEW DATE 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

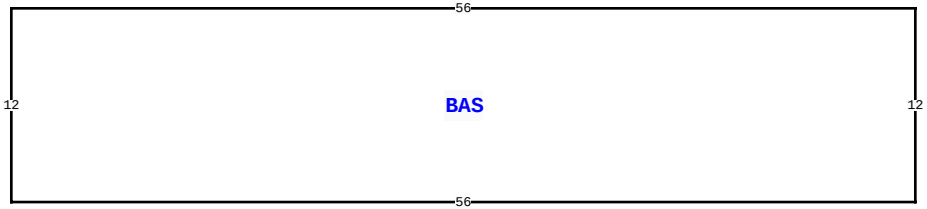
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,373
TOTALS	672			672	15,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	95.3100	57.19	38,432	1970	1970	0	0	0	60.00	40.00

10 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:28:1: MEAD MH RENTAL PROPERTY
XFOB:27:1: NASU MH RENTAL PROPERTY
XFOB:26:1: AMER MH RENTAL PROPERTY
XFOB:25:1: CITA MH RENTAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

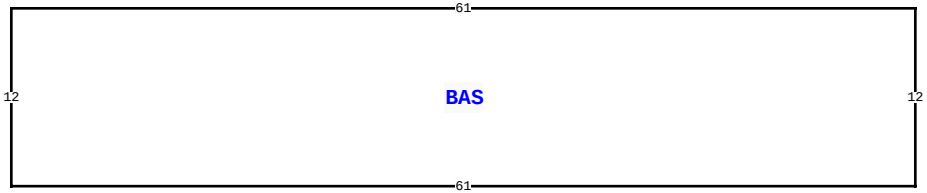
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	16,745
TOTALS	732			732	16,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	95.3100	57.19	41,863	1968	1968	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2023 Heated Area: 732 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 9 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:24:1: WAYC MH RENTAL PROPERTY
BLDG:23:1: LOT 25
XFOB:23:1: KING MH RENTAL PROPERTY
XFOB:22:1: LIBERTY MH RENTAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

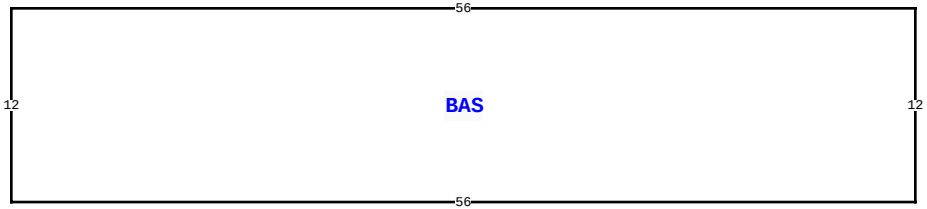
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,228
TOTALS	672			672	15,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	94.4100	56.65	38,069	1969	1969	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 10 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:21:1: STYL MH RENTAL PROPERTY

XFOB:20:1: HOLI MH RENTAL PROPERTY

XFOB:2:1: SHED ACCOMPANYING BLDG 1. NO CONTRIBUTOR

XFOB:19:1: REBE MH RENTAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

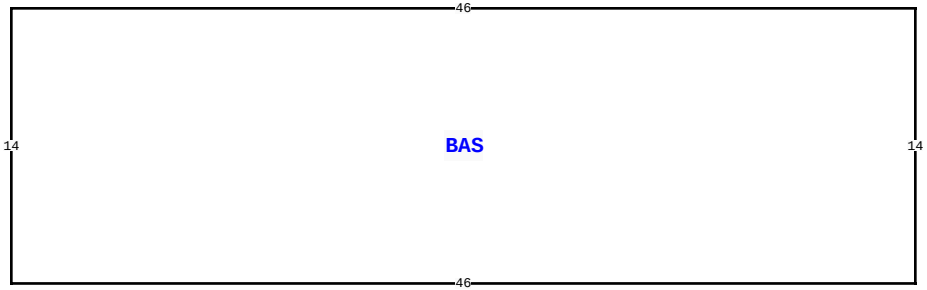
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	14,871
TOTALS	644			644	14,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	96.2100	57.73	37,178	1994	1994	0	0	0	60.00	40.00

13 MOBILE HME 0% - 2023 Heated Area: 644 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 11 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:18:1: NEWM MH RENTAL PROPERTY
XFOB:17:1: TAYL MH RENTAL PROPERTY
XFOB:16:1: KING MH RENTAL PROPERTY
XFOB:15:1: NASH MH RENTAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

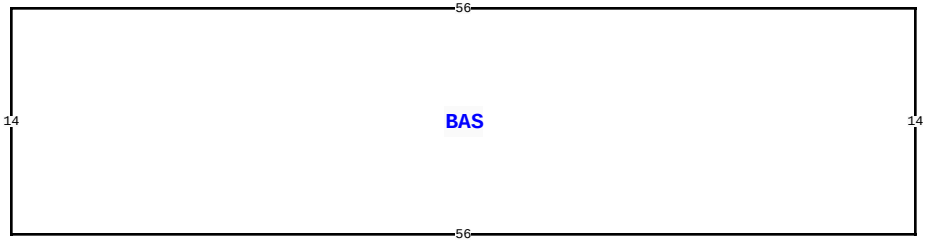
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	18,104
TOTALS	784			784	18,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	96.2100	57.73	45,260	1985	1985	0	0	0	60.00	40.00

14 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 12 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:14:1: CHEV MH
XFOB:13:1: KEYS MH RENTAL PROPERTY
XFOB:12:1: MODE MH RENTAL PROPERTY
XFOB:11:1: PRINCESS MH RENTAL PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

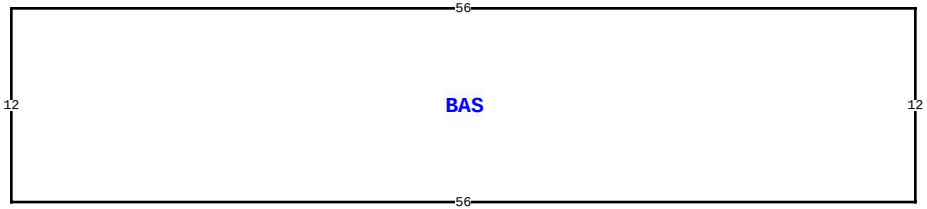
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,518
TOTALS	672			672	15,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	96.2100	57.73	38,795	1973	1973	0	0	0	60.00	40.00

15 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 13 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

XFOB:10:1: 25% PHYS. COND. 25% FUNCT. OBSC. OVERBU

SALE:1:1: SALE INCL RE#08446-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

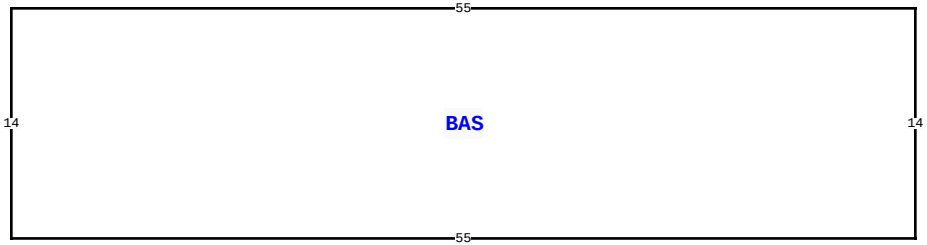
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	17,448
TOTALS	770			770	17,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	770	94.4100	56.65	43,620	1984	1984	0	0	0	60.00	40.00

16 MOBILE HME 0% - 2023 Heated Area: 770 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 14 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S14 E55 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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

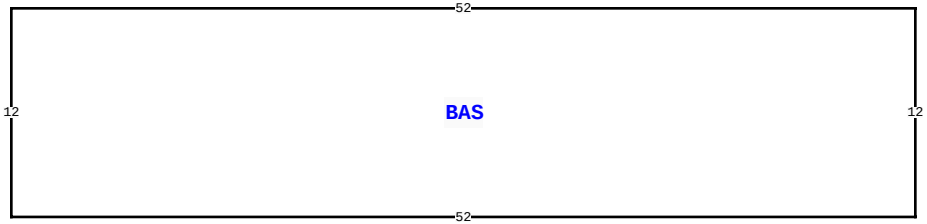
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	14,140
TOTALS	624			624	14,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	624	94.4100	56.65	35,350	1965	1965	0	0	0	60.00	40.00

17 MOBILE HME 0% - 2023 Heated Area: 624 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 15 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E52 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

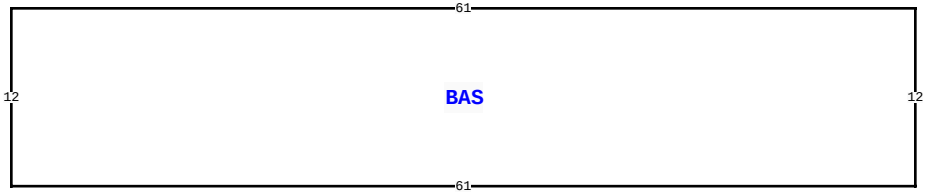
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	16,903
TOTALS	732			732	16,903

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	96.2100	57.73	42,258	1972	1972	0	0	0	60.00	40.00

18 MOBILE HME 0% - 2023 Heated Area: 732 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 16 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL

MAP NUM | MKT AREA 06

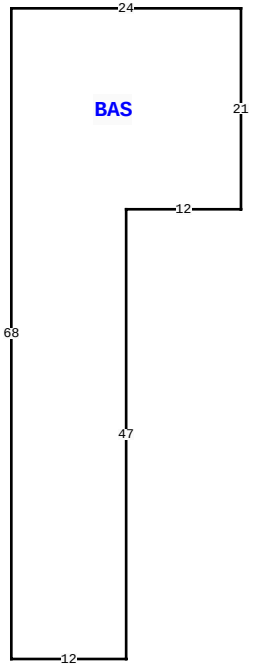
NEIGHBORHOOD/LOC 18417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100		1,068	24,662
TOTALS	1,068			1,068	24,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,068	96.2100	57.73	61,656	1972	1972	0	0	0	60.00	40.00

19 MOBILE HME 0% - 2023 Heated Area: 1068 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 17 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S68 E12 N47 E12 N21$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

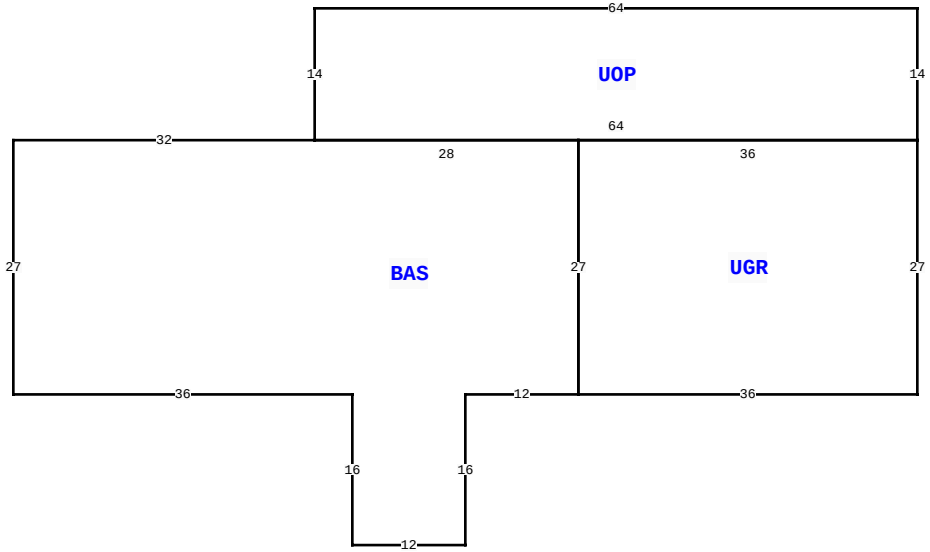
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	44,191
UGR	972	45		437	10,658
UOP	896	25		224	5,463
TOTALS	3,680			2,473	60,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,473	101.6100	60.97	150,779	1980	1980	0	0	0	60.00	40.00

20 MOBILE HME 0% - 2023 Heated Area: 1812 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 18 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S27 E36 S16 E12 N16 E12 UGR= E36 N27 UOP= N14 W64 S14 E64$ W36 S27$ N27 W28$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

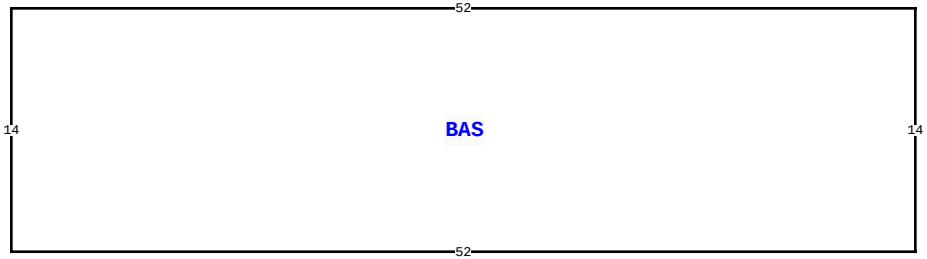
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	16,496
TOTALS	728			728	16,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	94.4100	56.65	41,241	1979	1979	0	0	0	60.00	40.00

21 MOBILE HME 0% - 2023 Heated Area: 728 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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 19 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

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1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

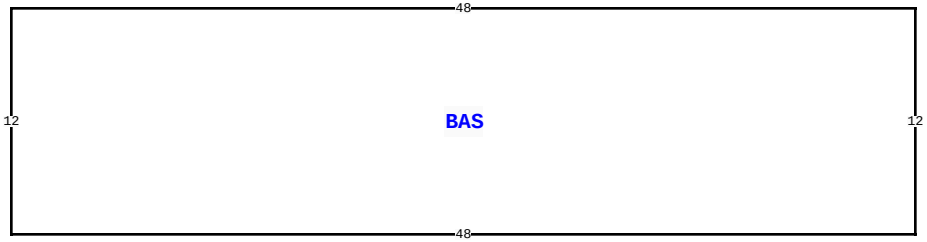
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	13,052
TOTALS	576			576	13,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	94.4100	56.65	32,630	1980	1980	0	0	0	60.00	40.00

22 MOBILE HME 0% - 2023 Heated Area: 576 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 20 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

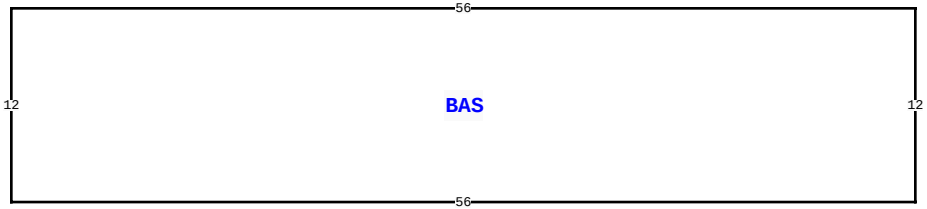
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,228
TOTALS	672			672	15,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	94.4100	56.65	38,069	1972	1972	0	0	0	60.00	40.00

24 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

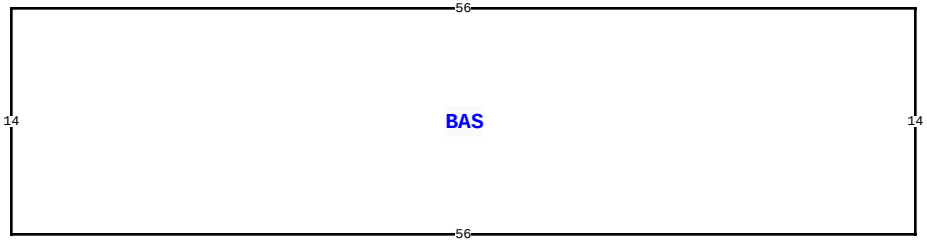
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	18,104
TOTALS	784			784	18,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	96.2100	57.73	45,260	1983	1983	0	0	0	60.00	40.00

26 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 22 of 26 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

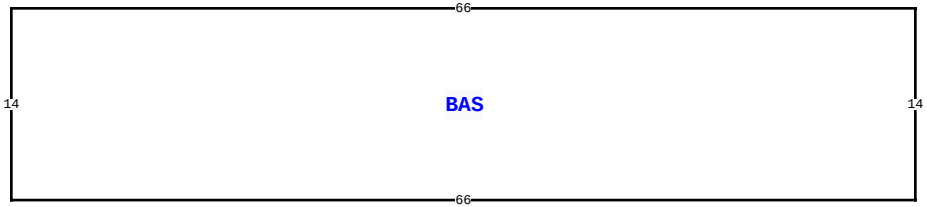
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,337
TOTALS	924			924	21,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	96.2100	57.73	53,343	1985	1985	0	0	0	60.00	40.00

27 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

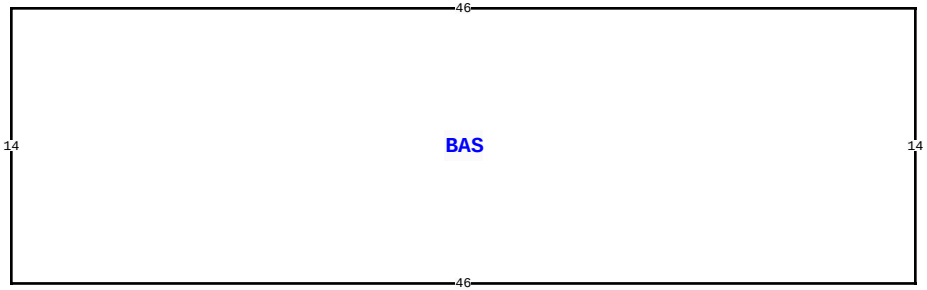
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	14,871
TOTALS	644			644	14,871

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	96.2100	57.73	37,178	1986	1986	0	0	0	60.00	40.00

28 MOBILE HME 0% - 2023 Heated Area: 644 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	575,504
TOTAL MARKET OB/XF VALUE	121,675
TOTAL LAND VALUE - MARKET	171,000
TOTAL MARKET VALUE	868,179
SOH/AGL Deduction	0
ASSESSED VALUE	868,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

BEG NW COR OF NE1/4 OF NW1/4, RU
1982 FT TO SR-47, N 239.58 FT TO
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC
197 SW SUSAN CIR
LAKE CITY, FL 32025

2027

18-4S-17-08447-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2801	RV/MH PARK SMALL

MAP NUM | MKT AREA 06

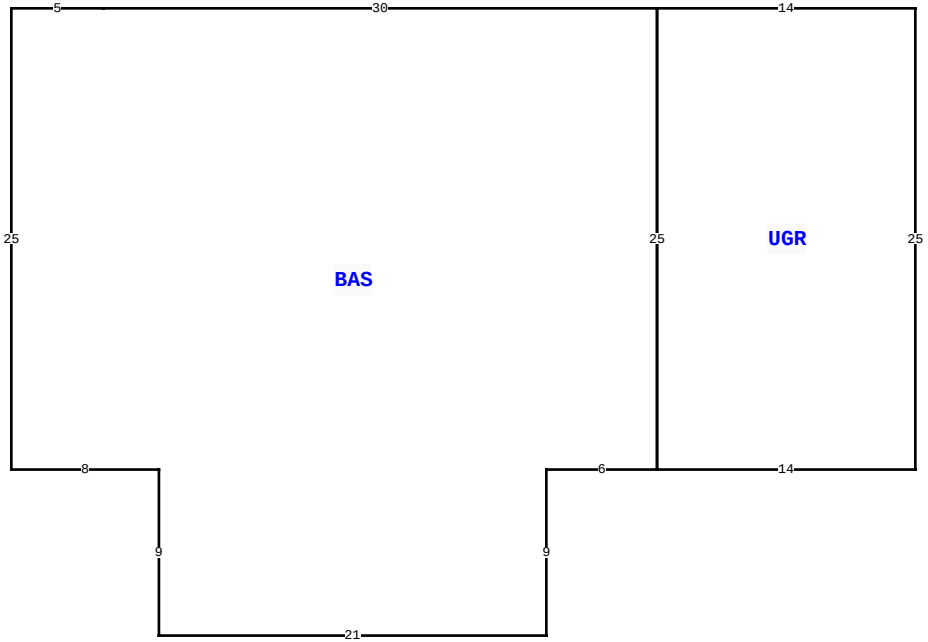
NEIGHBORHOOD/LOC 18417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	55,522
UGR	350	45		158	8,245
TOTALS	1,414			1,222	63,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,222	72.9810	80.28	98,102	1959	1959	0	0	0	35.00	65.00

29 SINGLE FAM 0% - 2023 Heated Area: 1064 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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BASE TAXABLE VALUE	868,179
TOTAL JUST VALUE	868,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1503	5/05/2026	QC	U	I	11	100
GRANTOR: SANCHEZ ROBERT						
GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 W5 S25 E8 S9 E21 N9 E6 UGR= E14 N25W14 S25$ N25$.

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 02/13/2025 BY TW Total Acres: 8.55 Total Land Value: 171,000 Market: 0 Agricultural: 0 Common: 171,000 PRINTED 11/16/2026 BY SYS

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COOL BREEZE PARK, LLC
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BUILDING CHARACTERISTICS

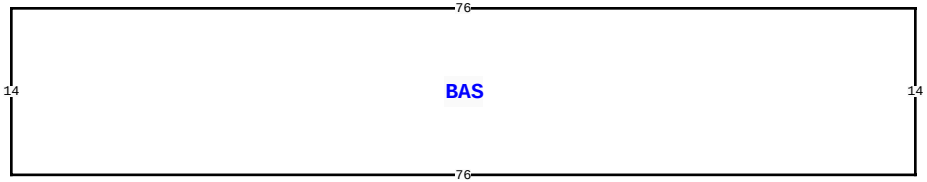
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	28,856
TOTALS	1,064			1,064	28,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	113.0000	67.80	72,139	1990	1990	0	0	0	60.00	40.00

30 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr



197 SW SUSAN CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 26 of 26 2

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GRANTEE: COOL BREEZE PARK, L						
1470/171	6/24/2022	WD	Q	I	05	900,000
GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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

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