

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

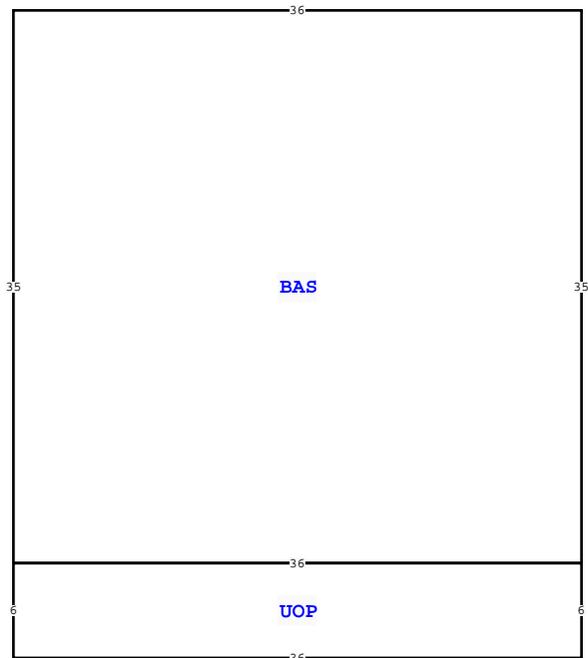
COOL BREEZE PARK, LLC  
197 SW SUSAN CIR  
LAKE CITY, FL 32025

**2026**

18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 90	
Interior Floor	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	2801RV/MH PARK SMALL		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	
UOP	216	20	
TOTALS	1,476		1,303 61,260

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	72.33	94,246	1955	1955		0	0	35.00	65.00	
3 SINGLE FAM 0% - 2023 Heated Area: 1260 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 26	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		602,560				
TOTAL MARKET OB/XF VALUE		121,675				
TOTAL LAND VALUE - MARKET		171,000				
TOTAL MARKET VALUE		895,235				
SOH/AGL Deduction		0				
ASSESSED VALUE		895,235				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		895,235				
TOTAL JUST VALUE		895,235				
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 W36SE36 N35S.						

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	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	

TOTAL OB/XF														116,775										
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	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							

LAND DESCRIPTION		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET 90	
Interior Floor	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	2801RV/MH PARK SMALL		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	
UOP	216	20	
TOTALS	1,476		1,303 61,260

TOTAL OB/XF														116,775										
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	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							

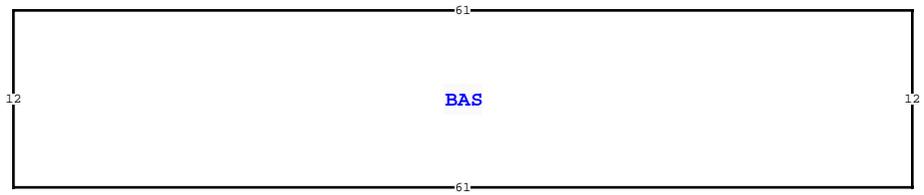
BEG NW COR OF NE1/4 OF NW1/4, RU  
1982 FT TO SR-47, N 239.58 FT TO  
2066 FT TO POB, AND COMM SW COR

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

**2026**

18-4S-17-08447-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	732	100	
TOTALS	732		17,416

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	59.48	43,539	1973	1973	0	0	60.00	40.00
4 MOBILE HME 0% - 2023 Heated Area: 732 HX Base Yr											
											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 26
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		602,560	
TOTAL MARKET OB/XF VALUE		121,675	
TOTAL LAND VALUE - MARKET		171,000	
TOTAL MARKET VALUE		895,235	
SOH/AGL Deduction		0	
ASSESSED VALUE		895,235	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		895,235	
TOTAL JUST VALUE		895,235	
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						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
11	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
12	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
13	0294	SHED WOOD/	0 0	0 0	2.00	UT 400.00
14	0210	GARAGE U	0 0	0 0	1.00	UT 0.00
15	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
16	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
17	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
18	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
19	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00
20	0166	CONC, PAVMT	0 0	0 0	1.00	UT 0.00

TOTAL OB/XF															
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
197 SW SUSAN CIR, LAKE CITY															
4,425															

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W61 S12 E61 N12\$.			

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

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

**2026**

18-4S-17-08447-000  
18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	672	100	
TOTALS	672		13,701

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	MOBILE HME	0%	- 2023		34,252	1981	1981	0	0	60.00	40.00
				Heated Area:	672			HX Base Yr			

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 26
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
21	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	75
22	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	400

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W48 S14 E48 N14\$.									

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







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

**2026**

18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	672	100	
TOTALS	672		15,988

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	59.48	39,971	1973	1973	0	0	60.00	40.00												
9 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr																							
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BLD DATE		LGL DATE																					
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 26
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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 / V / 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																
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
197 SW SUSAN CIR, LAKE CITY																
TOTALS 672 672 15,988																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

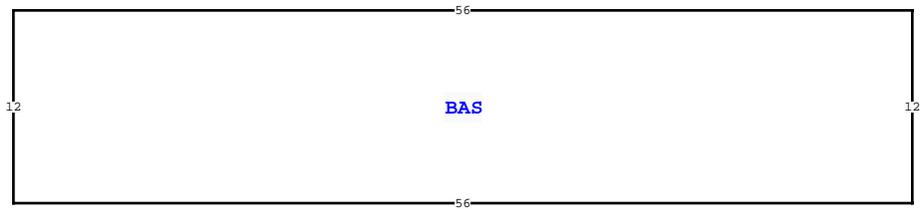
BEG NW COR OF NE1/4 OF NW1/4, RU  
1982 FT TO SR-47, N 239.58 FT TO  
2066 FT TO POB, AND COMM SW COR

COOL BREEZE PARK, LLC  
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LAKE CITY, FL 32025

**2026**

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ELEMENT	CD		
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	
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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
BAS	672	100	
TOTALS	672		672 16,142

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	60.05	40,354	1970	1970	0	0	60.00	40.00													
10 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;">  <p>56 12 BAS</p> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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INC DATE		AG DATE																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 26
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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						

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

TOTAL OB/XF												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S12 E56 N12\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

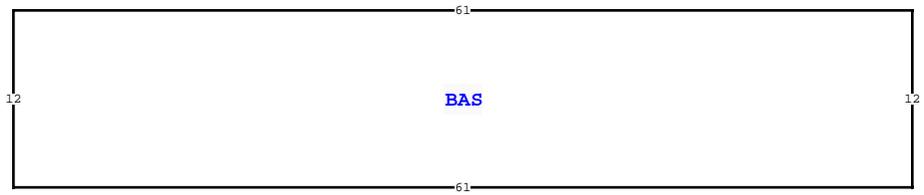
BEG NW COR OF NE1/4 OF NW1/4, RU  
1982 FT TO SR-47, N 239.58 FT TO  
2066 FT TO POB, AND COMM SW COR

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

**2026**

18-4S-17-08447-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	732	100	
TOTALS	732		17,583

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
11	MOBILE HME	0%	- 2023																				
Heated Area: 732						HX Base Yr																	
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 9 of 26
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		602,560	
TOTAL MARKET OB/XF VALUE		121,675	
TOTAL LAND VALUE - MARKET		171,000	
TOTAL MARKET VALUE		895,235	
SOH/AGL Deduction		0	
ASSESSED VALUE		895,235	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		895,235	
TOTAL JUST VALUE		895,235	
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						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W61 S12 E61 N12\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

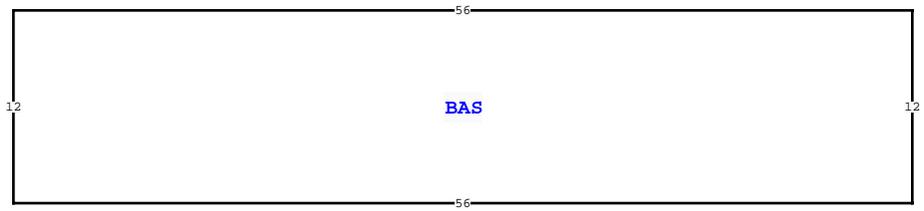
BEG NW COR OF NE1/4 OF NW1/4, RU  
1982 FT TO SR-47, N 239.58 FT TO  
2066 FT TO POB, AND COMM SW COR

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

**2026**

18-4S-17-08447-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	672	100	
TOTALS	672		672 15,988

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
12	MOBILE HME	0%	- 2023		39,971	1969	1969	0	0	60.00	40.00												
				Heated Area: 672			HX Base Yr																
																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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				602,560		
TOTAL MARKET OB/XF VALUE				121,675		
TOTAL LAND VALUE - MARKET				171,000		
TOTAL MARKET VALUE				895,235		
SOH/AGL Deduction				0		
ASSESSED VALUE				895,235		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				895,235		
TOTAL JUST VALUE				895,235		
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			
<b>SALES DATA</b>						
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						
<b>BUILDING NOTES</b>						
<b>BUILDING DIMENSIONS</b>						
BAS= W56 S12 E56 N12\$.						

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												
197 SW SUSAN CIR, LAKE CITY																												
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																										
XF DATE		LAND DATE																										
INC DATE		AG DATE																										

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																				
<table border="1"> <tr> <td colspan="10"></td> <td colspan="10">0</td> </tr> </table>																																			0									
										0																																		

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

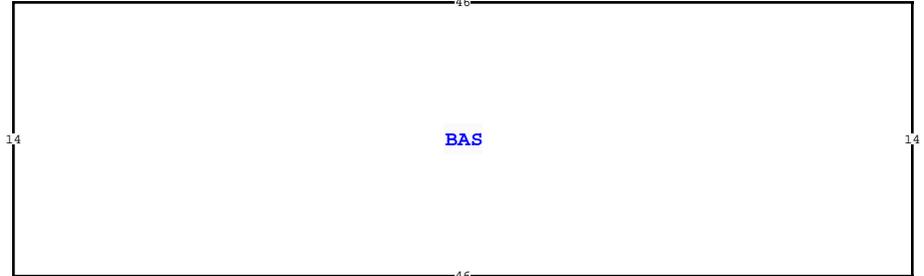
COOL BREEZE PARK, LLC  
197 SW SUSAN CIR  
LAKE CITY, FL 32025

**2026**

18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	644	100	
TOTALS	644		15,613

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
13	MOBILE HME	0%	- 2023		Heated Area: 644					HX Base Yr		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 11 of 26
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W46 S14 E46 N14\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV





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

**2026**

18-4S-17-08447-000  
18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	770	100	
TOTALS	770		18,320

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
16	MOBILE HME	0%	- 2023																				
				Heated Area: 770			HX Base Yr																
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY		PAGE 14 of 26	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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						

EXTRA FEATURES	
197 SW SUSAN CIR, LAKE CITY	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W55 S14 E55 N14\$.	

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
TOTAL OB/XF 0																

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





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

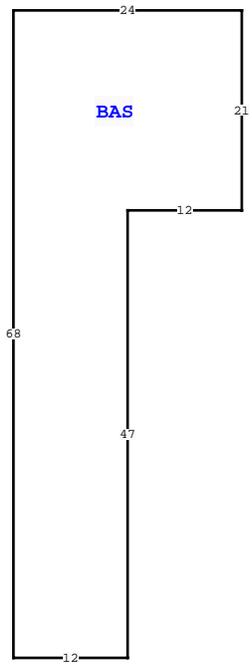
COOL BREEZE PARK, LLC  
 197 SW SUSAN CIR  
 LAKE CITY, FL 32025

**2026**

18-4S-17-08447-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,068	100	
TOTALS	1,068		1,068 25,892

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	60.61	64,731	1972	1972	0	0	60.00	40.00
19 MOBILE HME 0% - 2023 Heated Area: 1068 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 17 of 26	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S68 E12 N47 E12 N21\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV







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

**2026**

18-4S-17-08447-000  
18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	672	100	
TOTALS	672		15,988

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	59.48	39,971	1972	1972	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		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 21 of 26	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			602,560
TOTAL MARKET OB/XF VALUE			121,675
TOTAL LAND VALUE - MARKET			171,000
TOTAL MARKET VALUE			895,235
SOH/AGL Deduction			0
ASSESSED VALUE			895,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			895,235
TOTAL JUST VALUE			895,235
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																
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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



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

**2026**

18-4S-17-08447-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	924	100	
TOTALS	924		924 22,402

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
27	MOBILE HME	0%	- 2023																					
				Heated Area: 924																				
					HX Base Yr																			
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

COLUMBIA COUNTY PROPERTY			PAGE 23 of 26	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		602,560		
TOTAL MARKET OB/XF VALUE		121,675		
TOTAL LAND VALUE - MARKET		171,000		
TOTAL MARKET VALUE		895,235		
SOH/AGL Deduction		0		
ASSESSED VALUE		895,235		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		895,235		
TOTAL JUST VALUE		895,235		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		870,406		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTOR: BEST DEVELOPMENT GROU						
GRANTEE: SANCHEZ ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	





