COMM AT NW COR OF SEC, RUN E 140 FT, E 1587.06 FT FOR POB, CONT E OF SR 47, SW 175 FT, W 380 FT, N

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

2027

18-4S-17-08447-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1642 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,969
TOTAL MARKET VALUE	99,969
SOH/AGL Deduction	0
ASSESSED VALUE	99,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,969
TOTAL JUST VALUE	99,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,969

SALE:2:4: SALES BEGIN TO ESTABLISH A NEW MARKET

SALE:2:3: AFTER THE 4-LANE HWY IS COMPLETE AND MOR

SALE:2:2: THE LAND VALUE WILL BE RE-VALUED FOR 200

SALE:4:1: 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	V	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

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
1	1000	C	VACANT COMME	0		CG	0.00	0.00	66,646.00	SF		1.00	1.00	1.00	1.50	1.50	99,969							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.53 Total Land Value: 99,969 Market: 0 Agricultural: 0 Common: 99,969 PRINTED 11/16/2026 BY SYS