

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

2026

18-4S-17-08447-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 1,000 ASSESSED VALUE 98,969 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 98,969 TOTAL JUST VALUE 99,969 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 89,972											
																				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 (Empty rows)											
																				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											
DOR CODE 1000 VACANT COMMERCIAL										MAP NUM 06										NEIGHBORHOOD/LOC 18417.00 1.00/											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										1642 SW STATE ROAD 47 , LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU											
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														
																	TOTAL OB/XF 0														
LAND DESCRIPTION										TOTAL OB/XF 0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/22/2026 BY SYS																															