COMM NW COR OF SE1/4 OF NW1/4, R
TO S R/W US-90, RUN E ALONG R/W
POB, RUN S 420 FT, E 205 FT, N 4

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS RD
GLEN ST MARY, FL 32040

2026

25-3S-15-00210-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

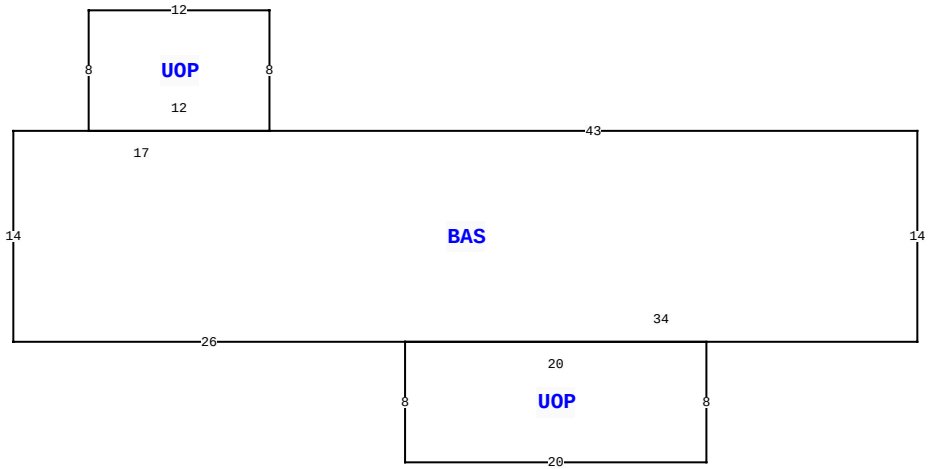
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	14,680
UOP	96	25		24	420
UOP	160	25		40	699
TOTALS	1,096			904	15,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	904	72.8190	43.69	39,496	1978	1978	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



125 SW ENDEAVOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,470
TOTAL MARKET OB/XF VALUE	26,050
TOTAL LAND VALUE - MARKET	35,460
TOTAL MARKET VALUE	245,980
SOH/AGL Deduction	9,333
ASSESSED VALUE	236,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,647
TOTAL JUST VALUE	245,980
NCON VALUE	50,238
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,651

SALE:8:5: 50K 824.54 PER MONTH 6%
XFOB:3:3: YEARS AGO.
XFOB:3:2: CAN FIND THE OLD SEPTIC TANKS THAT WERE
XFOB:3:1: MIGHT BE ABLE TO HAVE TWO MORE SITES IF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053384	Mobile Home		06/16/2025
000042222	Mobile Home		06/28/2021
38294	M H	325	06/28/2019
8342	M H	125	04/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0842	6/25/2018	WD	Q	I	01	65,000
GRANTOR: KC PAWN LLC						
GRANTEE: CCF PROPERTIES LLC						
1302/2163	10/16/2015	QC	U	I	11	100
GRANTOR: KAREN POYNTER						
GRANTEE: KC PAWN, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 UOP= N8 W12 S8 E12$ W17 S14 E26 UOP= S8 E20 N8 W20$E34 N14$.

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
1	0259	MHP HOOKUP	0	0	0	0	4.00	UT	4,300.00	4,300.00	100	0	0	3	100	17,200	
2	0294	SHED WOOD/	0	0	6	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
7	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 26,050

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	18,000.00	18,000.00	35,460							

REVIEW DATE 07/01/2025 BY randall Total Acres: 1.97 Total Land Value: 35,460 Market: 0 Agricultural: 0 Common: 35,460 PRINTED 11/18/2025 BY SYS

COMM NW COR OF SE1/4 OF NW1/4, R
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GLEN ST MARY, FL 32040

2026

25-3S-15-00210-001

COLUMBIA COUNTY PROPERTY

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
Quality	03	03

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 01

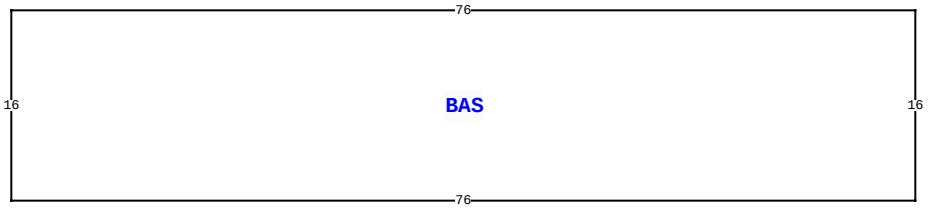
NEIGHBORHOOD/LOC 25315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	63,877
TOTALS	1,216			1,216	63,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	101.6100	95.51	116,140	2001	2001	0	0	0	45.00	55.00

5 MANUF 1 0% - 0 Heated Area: 1216 HX Base Yr



125 SW ENDEAVOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET OB/XF VALUE	26,050
TOTAL LAND VALUE - MARKET	35,460
TOTAL MARKET VALUE	245,980
SOH/AGL Deduction	9,333
ASSESSED VALUE	236,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,647
TOTAL JUST VALUE	245,980
NCON VALUE	50,238
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,651

XFOB:5:1: VAGABOND MH
XFOB:4:1: PEACHTREE MH
BLDG:3:1: LIBERTY BROWN /WHITE
BLDG:2:1: WHITE/TAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0842	6/25/2018	WD	Q	I	01	65,000
GRANTOR: KC PAWN LLC						
GRANTEE: CCF PROPERTIES LLC						
1302/2163	10/16/2015	QC	U	I	11	100
GRANTOR: KAREN POYNTER						
GRANTEE: KC PAWN, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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 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

REVIEW DATE 07/01/2025 BY randall Total Acres: 1.97 Total Land Value: 35,460 Market: 0 Agricultural: 0 Common: 35,460 PRINTED 11/18/2025 BY SYS

COMM NW COR OF SE1/4 OF NW1/4, R
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GLEN ST MARY, FL 32040

2026

25-3S-15-00210-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

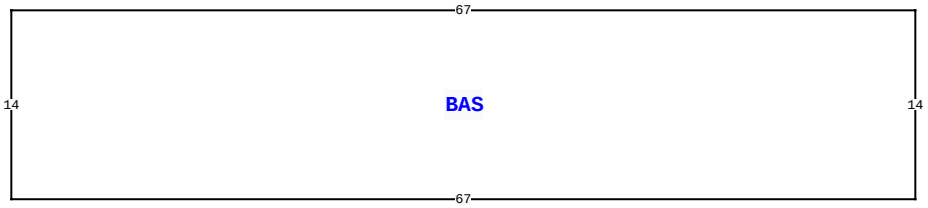
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	938	100		938	54,557
TOTALS	938			938	54,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	938	112.5000	105.75	99,194	2004	2004	0	0	0	45.00	55.00

6 MANUF 1 0% - 2022 Heated Area: 938 HX Base Yr



125 SW ENDEAVOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	184,470
TOTAL MARKET OB/XF VALUE	26,050
TOTAL LAND VALUE - MARKET	35,460
TOTAL MARKET VALUE	245,980
SOH/AGL Deduction	9,333
ASSESSED VALUE	236,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,647
TOTAL JUST VALUE	245,980
NCON VALUE	50,238
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,651

SALE:2:1: $.70 STAMPS INCLUDED 2 MOBILE HOMES

XFOB:2:1: LIBH MH

BLDG:1:1: TAN/BROWN

XFOB:1:1: REBEL SERIAL #1878817 ORB 784-482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0842	6/25/2018	WD	Q	I	01	65,000
GRANTOR: KC PAWN LLC						
GRANTEE: CCF PROPERTIES LLC						
1302/2163	10/16/2015	QC	U	I	11	100
GRANTOR: KAREN POYNTER						
GRANTEE: KC PAWN, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=24,12] E67 S14 W67 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 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

REVIEW DATE 07/01/2025 BY randall Total Acres: 1.97 Total Land Value: 35,460 Market: 0 Agricultural: 0 Common: 35,460 PRINTED 11/18/2025 BY SYS

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GLEN ST MARY, FL 32040

2026

25-3S-15-00210-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

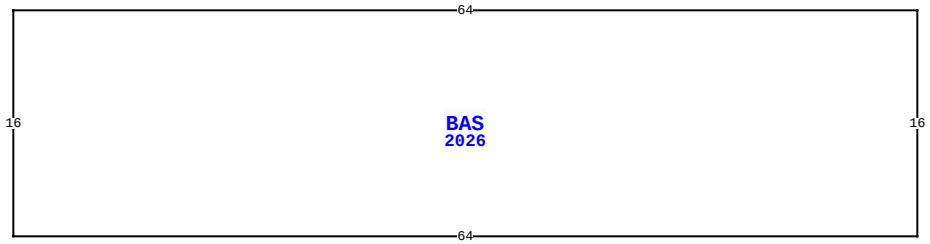
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,024	100	2026	1,024	50,238
TOTALS	1,024			1,024	50,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,024	108.7750	89.20	91,341	1997	1997	0	0	0	45.00	55.00

7 MANUF 1 0% - 2026 Heated Area: 1024 HX Base Yr



125 SW ENDEAVOR CT, LAKE CITY

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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ASSESSED VALUE	236,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,647
TOTAL JUST VALUE	245,980
NCON VALUE	50,238
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0842	6/25/2018	WD	Q	I	01	65,000
GRANTOR: KC PAWN LLC						
GRANTEE: CCF PROPERTIES LLC						
1302/2163	10/16/2015	QC	U	I	11	100
GRANTOR: KAREN POYNTER						
GRANTEE: KC PAWN, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=17,15] E64 S16 W64 N16 $
.

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 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

REVIEW DATE 07/01/2025 BY randall Total Acres: 1.97 Total Land Value: 35,460 Market: 0 Agricultural: 0 Common: 35,460 PRINTED 11/18/2025 BY SYS