LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

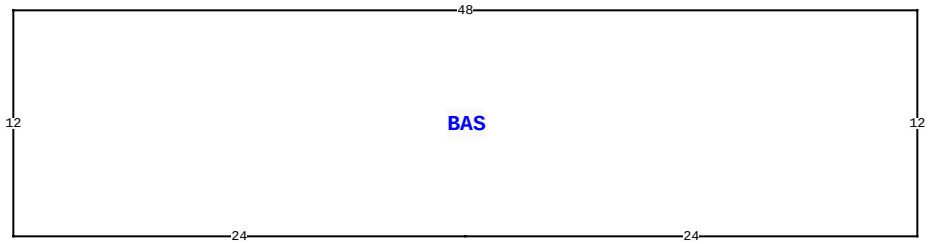
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	3,769
TOTALS	576			576	3,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	576	54.5400	32.72	18,847	1972	1972	0	0	20	60.00	20.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

BLDG:8:1: LOT 170
XFOB:1:1: SEE NOTE SCREEN /11 MH SOLD ORB 759-1
XFOB:9:1: SEABREEZE MH
BLDG:9:1: LOT 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39270	PUMP/UTPOL	0	02/10/2020
38475	M H	325	08/16/2019
38476	M H	325	08/16/2019
38477	M H	325	08/16/2019
38478	M H	325	08/16/2019
38479	M H	325	08/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S12 E24 E24 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
1	0259	MHP HOOKUP	0	0	0	0	14.00	UT	4,300.00	4,300.00	100	0	0	3	100	60,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	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	

LAND DESCRIPTION

TOTAL OB/XF 67,400

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		RSF/MH	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							
2	0210	C	TRLR PARK	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

BUILDING CHARACTERISTICS

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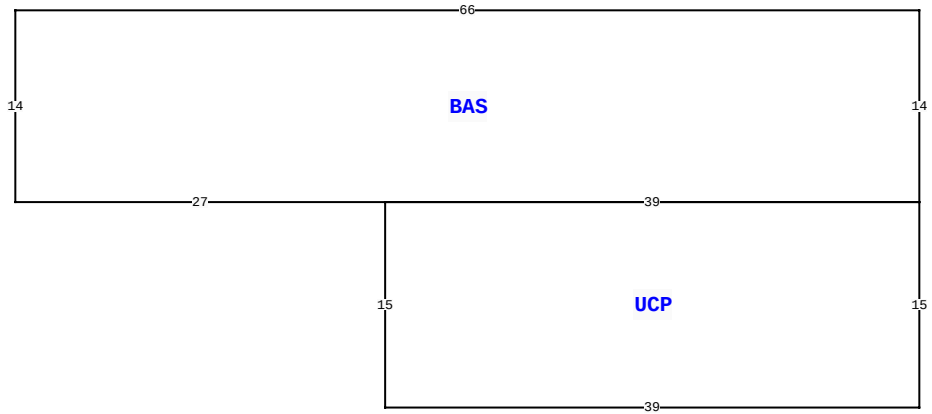
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,541
UCP	585	20		117	2,474
TOTALS	1,509			1,041	22,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,041	88.1100	52.87	55,038	1981	1981	0	0	0	60.00	40.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
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TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
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ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

XFOB:8:1: MARION MH
XFOB:7:1: CHAMPION MH
XFOB:6:1: MARY JO MH
BLDG:5:1: LOT 6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38480	M H	325	08/16/2019
37699	M H	325	01/31/2019
25891	M H	275	06/06/2007
25817	M H	275	05/16/2007
24468	M H	275	05/05/2006
24469	M H	275	05/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E27 UCP= S15 E39 N15 W39$ E39 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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

BUILDING CHARACTERISTICS

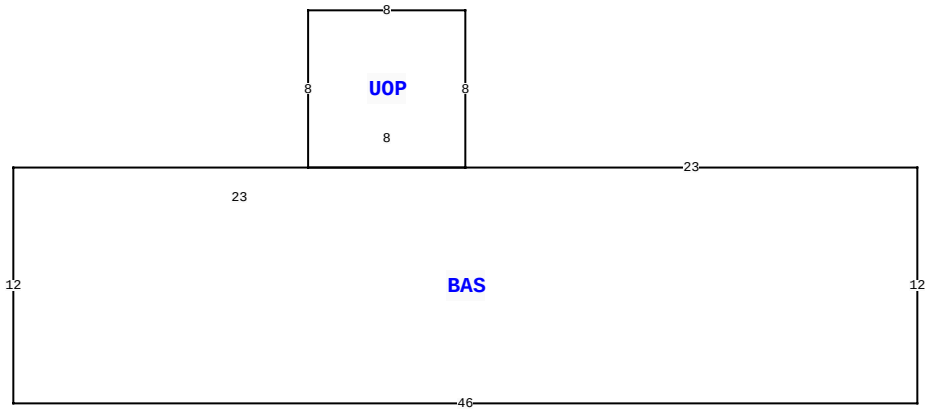
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	10,839
UOP	64	25		16	314
TOTALS	616			568	11,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	568	81.8100	49.09	27,883	1969	1969	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 552 HX Base Yr



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

XFOB:5:1: PIEDMONT MH (HELEN ROBERSON LIVES HERE)
XFOB:4:1: PARK AVENUE MH
XFOB:3:1: CATALINA MH
XFOB:2:1: SHELBY M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8418	RECONNECT	50	05/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N8 W8 S8 E8$ W23 S12 E46 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 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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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

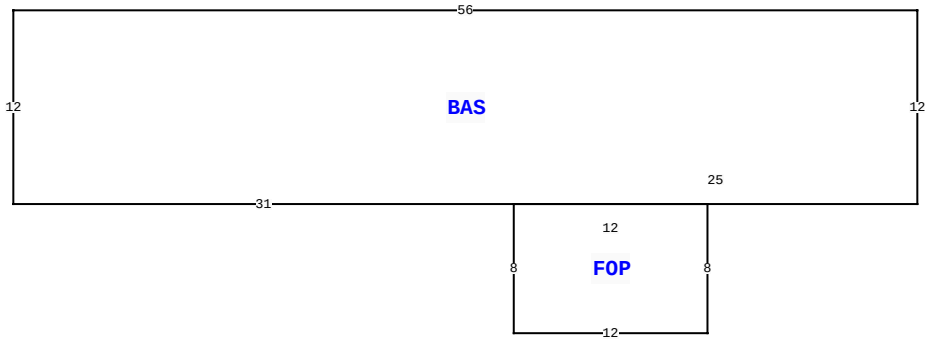
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,195
FOP	96	35		34	668
TOTALS	768			706	13,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	706	81.8100	49.09	34,658	1968	1968	0	0	0	60.00	40.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

XFOB:12:1: SKYLARK MH

BLDG:12:1: LOT 13

XFOB:11:1: STRAH MH

BLDG:11:1: HELEN ROBINSON LIVES HERE LOT 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E31 FOP= S8 E12 N8 W12$ E25 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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

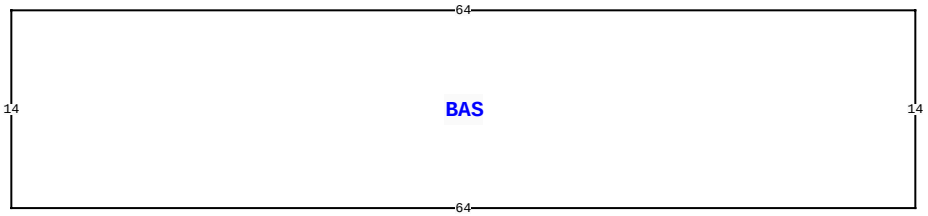
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	23,013
TOTALS	896			896	23,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	107.0100	64.21	57,532	1987	1987	0	0	0	60.00	40.00

13 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

BLDG:10:1: LOT 11

XFOB:10:1: SHELBY MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000

GRANTOR: CHRISTIAN J HERNANDEZ

GRANTEE: CCF PROPERTIES LLC

1314/1232	5/03/2016	QC	U	I	11	100

GRANTOR: JOSE R & REINA CARRAN

GRANTEE: CHRISTIAN J HERNAND

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

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HILLS S/D.

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2026

34-3S-16-02509-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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

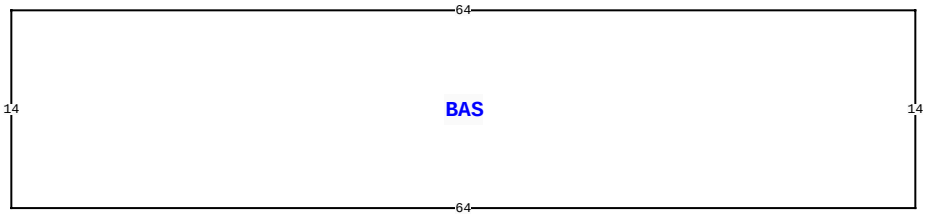
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	21,271
TOTALS	896			896	21,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	98.9100	59.35	53,178	1985	1985	0	0	0	60.00	40.00

15 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
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TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

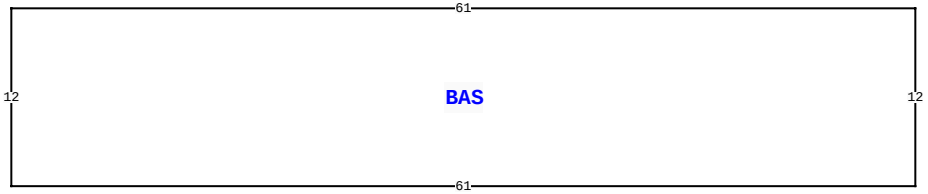
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	18,642
TOTALS	732			732	18,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	106.1100	63.67	46,606	1972	1972	0	0	0	60.00	40.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 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 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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Units		0 100
Quality	05	05

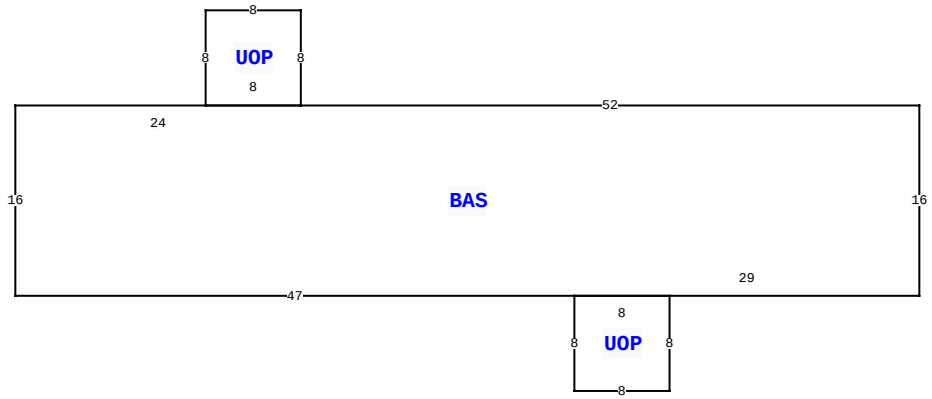
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	104,662
UOP	64	25		16	1,377
UOP	64	25		16	1,377
TOTALS	1,344			1,248	107,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	115.9000	108.95	135,970	2015	2015	0	0	0	21.00	79.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UOP= N8 W8 S8 E8$ W24 S16 E47 UOP= S8 E8 N8 W8$ E29N16$.

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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

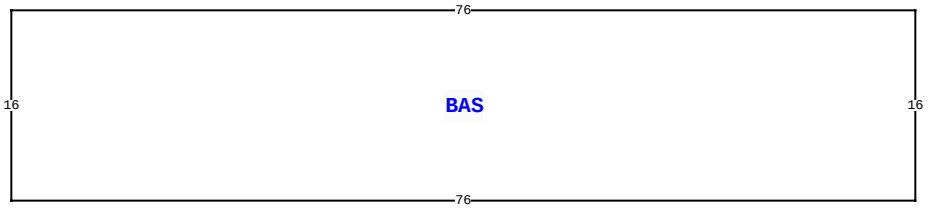
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	115,875
TOTALS	1,216			1,216	115,875

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	113.9000	107.07	130,197	2019	2019	0	0	0	11.00	89.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

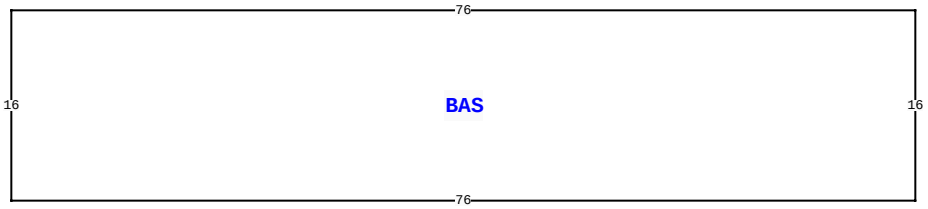
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	115,875
TOTALS	1,216			1,216	115,875

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	113.9000	107.07	130,197	2019	2019	0	0	0	11.00	89.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

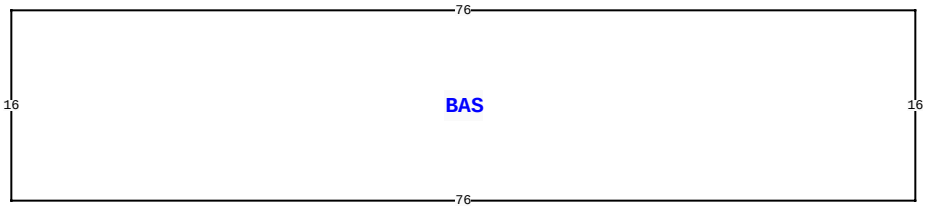
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	115,875
TOTALS	1,216			1,216	115,875

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	113.9000	107.07	130,197	2019	2019	0	0	0	11.00	89.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
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ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

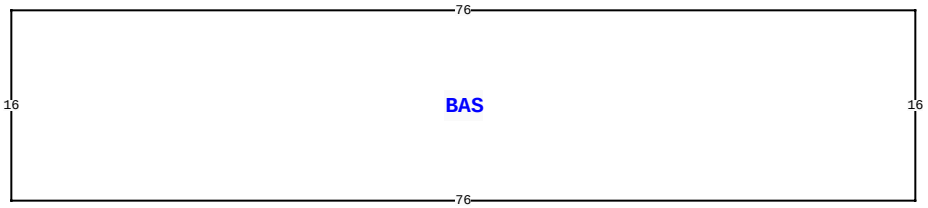
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	115,875
TOTALS	1,216			1,216	115,875

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	113.9000	107.07	130,197	2019	2019	0	0	0	11.00	89.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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 04/23/2024 BY TP Total Acres: 3.00 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 11/19/2025 BY SYS

LOTS 18, 19, 20-A & 20-B BLOCK A
HILLS S/D.

CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS ROAD
GLEN SAINT MARY, FL 32040

2026

34-3S-16-02509-001

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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

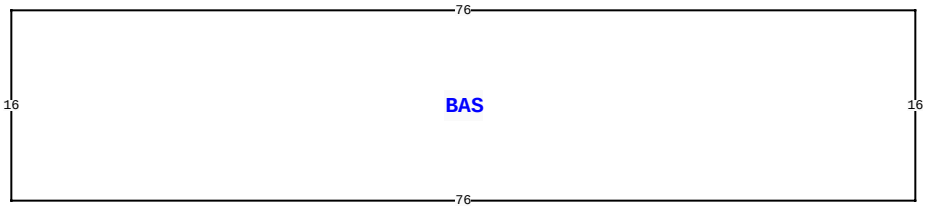
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	115,875
TOTALS	1,216			1,216	115,875

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	113.9000	107.07	130,197	2019	2019	0	0	0	11.00	89.00

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



118 NW DIVIDER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	916,392
TOTAL MARKET OB/XF VALUE	67,400
TOTAL LAND VALUE - MARKET	55,500
TOTAL MARKET VALUE	1,039,292
SOH/AGL Deduction	79,987
ASSESSED VALUE	959,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,305
TOTAL JUST VALUE	1,039,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,058,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

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

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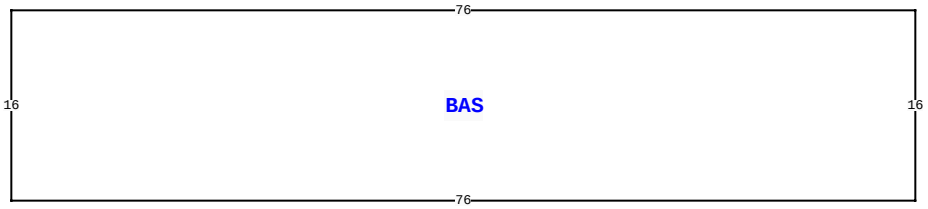

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