

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
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	2802MH PARK		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
UOP	96	25	
UOP	160	25	
TOTALS	1,096		904

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	60.00	40.00
3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr											
BLD DATE: _____ LGL DATE: 04/20/2026 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,653	
TOTAL MARKET OB/XF VALUE		26,050	
TOTAL LAND VALUE - MARKET		39,400	
TOTAL MARKET VALUE		243,103	
SOH/AGL Deduction		13,273	
ASSESSED VALUE		229,830	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,830	
TOTAL JUST VALUE		243,103	
NCON VALUE		43,421	
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						

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	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	
TOTALS															26,050		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W43 UOP= N8 W12 S8 E12\$ W17 S14 E26 UOP= S8 E20 N8 W20\$E34 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
1	0210	C	TRLR PARK	0		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	20,000.00	20,000.00	39,400							

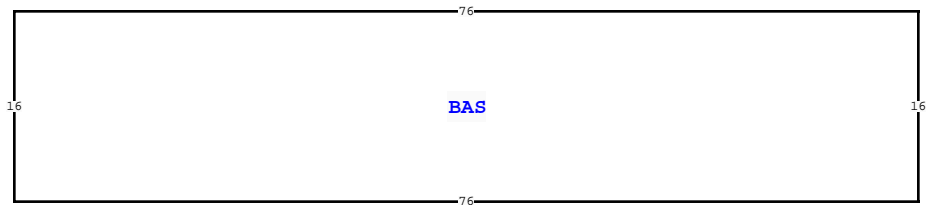
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
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	45.00	55.00													
5 MANUF 1 0% - 0			Heated Area: 1216				HX Base Yr																	
<div style="border: 1px solid black; padding: 10px; text-align: center;">  <p>BAS</p> </div>																								
<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>04/20/2026 MLU</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	04/20/2026 MLU	INC DATE		AG DATE	
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		229,830	
TOTAL JUST VALUE		243,103	
NCON VALUE		43,421	
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						

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

TOTAL OB/XF												
0												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W76 S16 E76 N16\$.												

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	

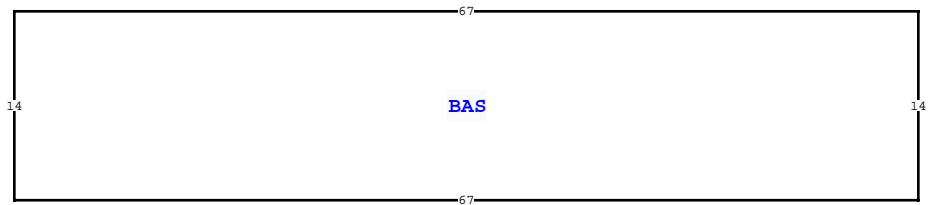
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Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
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Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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	2802MH PARK		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	938	100	
TOTALS	938		938

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	45.00	55.00
6 MANUF 1 0% - 2022			Heated Area: 938				HX Base Yr					
												
BLD DATE												
XF DATE												
INC DATE												
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BASE TAXABLE VALUE			229,830
TOTAL JUST VALUE			243,103
NCON VALUE			43,421
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

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TOTAL OB/XF												
UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=24,12] E67 S14 W67 N14 \$												

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

