

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

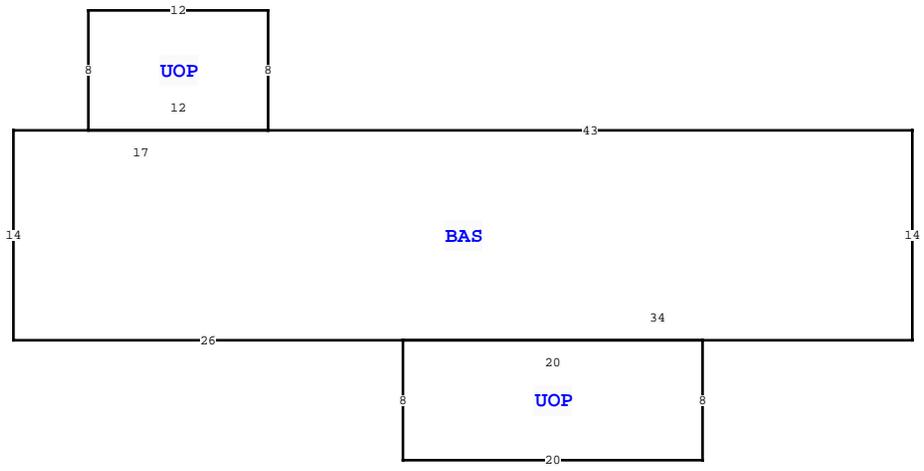
CCF PROPERTIES LLC
11169 CEDAR CREEK FARMS RD
GLEN ST MARY, FL 32040

2026

25-3S-15-00210-001


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											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			178,190
TOTAL MARKET OB/XF VALUE			26,050
TOTAL LAND VALUE - MARKET			35,460
TOTAL MARKET VALUE			239,700
SOH/AGL Deduction			9,333
ASSESSED VALUE			230,367
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			230,367
TOTAL JUST VALUE			239,700
NCON VALUE			43,958
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		125 SW ENDEAVOR CT, LAKE CITY															
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	

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

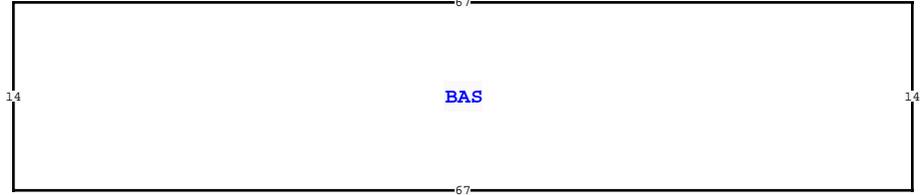
BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W43 UOP= N8 W12 S8 E12\$ W17 S14 E26 UOP= S8 E20 N8 W20\$E34 N14\$.											

LAND DESCRIPTION												TOTAL OB/XF 26,050												
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	18,000.00	18,000.00	35,460							

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
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

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													



COLUMBIA COUNTY PROPERTY			
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TOTAL EXEMPTION VALUE		0	
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TOTAL JUST VALUE		239,700	
NCON VALUE		43,958	
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

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

NEIGHBORHOOD/LOC		25315.00 1.00/	
125 SW ENDEAVOR CT, LAKE CITY			
BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=24,12] E67 S14 W67 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

