LOT 13 EDGEWOOD ESTATES S/D & BE
11 EDGEWOOD ESTATES, RUN N 108.0
130.52 FT, S 108.02 FT, W 130.52

MATSUBARA T ALDEN/MATSUBARA LENORE L
336 SW EDGEWOOD LN
LAKE CITY, FL 32025

2026

07-4S-17-08107-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

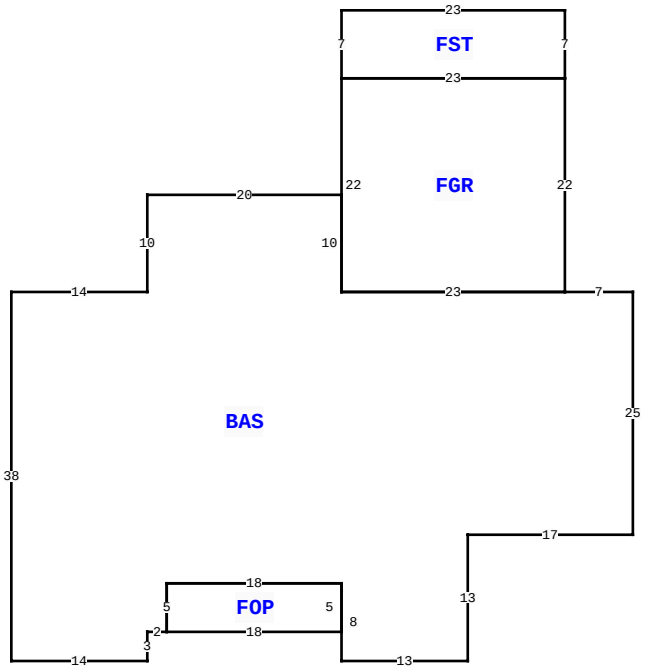
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,261	100		2,261	183,897
FGR	506	55		278	22,611
FOP	90	30		27	2,196
FST	161	55		89	7,239
TOTALS	3,018			2,655	215,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,655	109.7600	125.13	332,220	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2261 HX Base Yr 2007



336 SW EDGEWOOD LN, 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		215,943
TOTAL MARKET OB/XF VALUE		9,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		243,693
SOH/AGL Deduction		90,024
ASSESSED VALUE		153,669
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,258
TOTAL JUST VALUE		243,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052506	Roof Replacement	24,236	03/05/2025
17996	ADDN SFR	55	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1452/958	11/09/2021	LE	U	I	14	100
GRANTOR: MATSUBARA LENORE L						
GRANTEE: MATSUBARA LENORE L						
1105/1232	12/20/2006	WD	Q	I		210,000
GRANTOR: NED & MABEL D MOORHEA						
GRANTEE: T ALDEN & LENORE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S38 E14 N3 E2 FOP= E18 N5 W18 S5$ N5 E18 S8 E13 N13 E17 N25 W7 FGR= N22 FST= N7 W23 S7 E23$ W23 S22 E23$ W23 N10 W20 S10$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	100	18	40	1.00	UT	0.00	0.00	100	2001	2001	3	100	5,000	
5	0070	CARPORT UF	0	100	14	27	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2017 BY DF Total Acres: 0.86 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/13/2026 BY SYS