BEG SE COR OF NE1/4, W 1175.81 F
273.66 FT, N 5 DEG W 133.02 FT,
406.42 FT TO POB. (AKA LOT 9 HOW

EDGE TENNIS MAXWELL
801 SW CHURCHILL WAY
LAKE CITY, FL 32025

2027

21-5S-17-09308-009

BUILDING CHARACTERISTICS

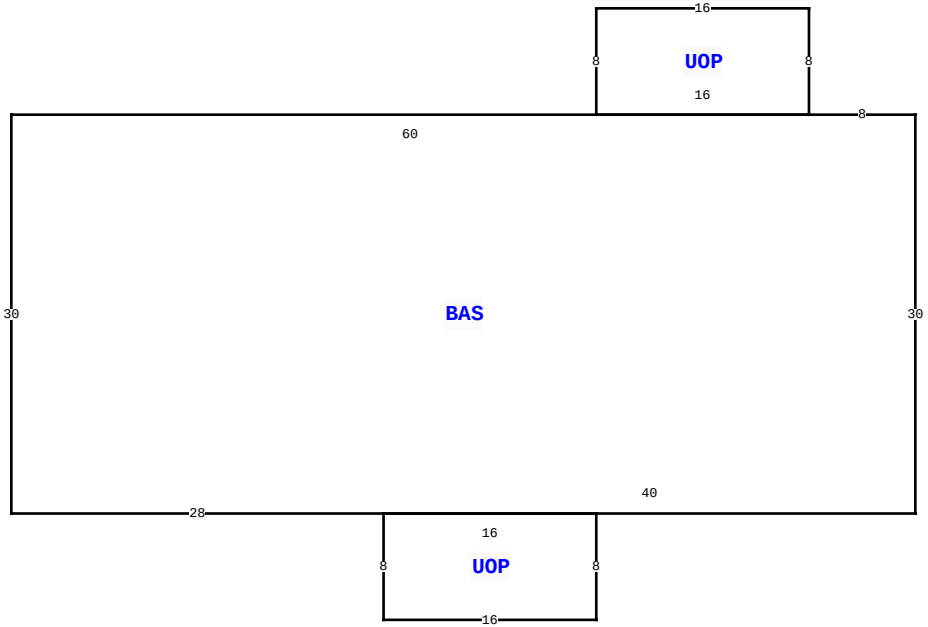
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	93,305
UOP	128	25		32	1,464
UOP	128	25		32	1,464
TOTALS	2,296			2,104	96,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,104	103.9500	83.16	174,969	2002	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2027 Heated Area: 2040 HX Base Yr 2027



801 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		96,233
TOTAL MARKET OB/XF VALUE		12,100
TOTAL LAND VALUE - MARKET		82,929
TOTAL MARKET VALUE		191,262
SOH/AGL Deduction		0
ASSESSED VALUE		191,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,851
TOTAL JUST VALUE		191,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/2760	9/13/2023	WD	Q	I	01	195,000
GRANTOR: ADVANTA IRA SERVICES,						
GRANTEE: EDGE TENNIS MAXWELL						
1489/2481	5/03/2023	WD	U	I	37	110,000
GRANTOR: LELAND THOMAS MICHAEL						
GRANTEE: ADVANTA IRA SERVICE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N8 W16 S8 E16$ W60 S30 E28 UOP= S8 E16 N8 W16$ E40 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	9.77	AC		1.00	1.00	0.70	11,000.00	7,700.00	75,229							
2	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	0.70	11,000.00	7,700.00	7,700							

REVIEW DATE 10/17/2023 BY TP Total Acres: 10.77 Total Land Value: 82,929 Market: 0 Agricultural: 0 Common: 82,929 PRINTED 11/17/2026 BY SYS