

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

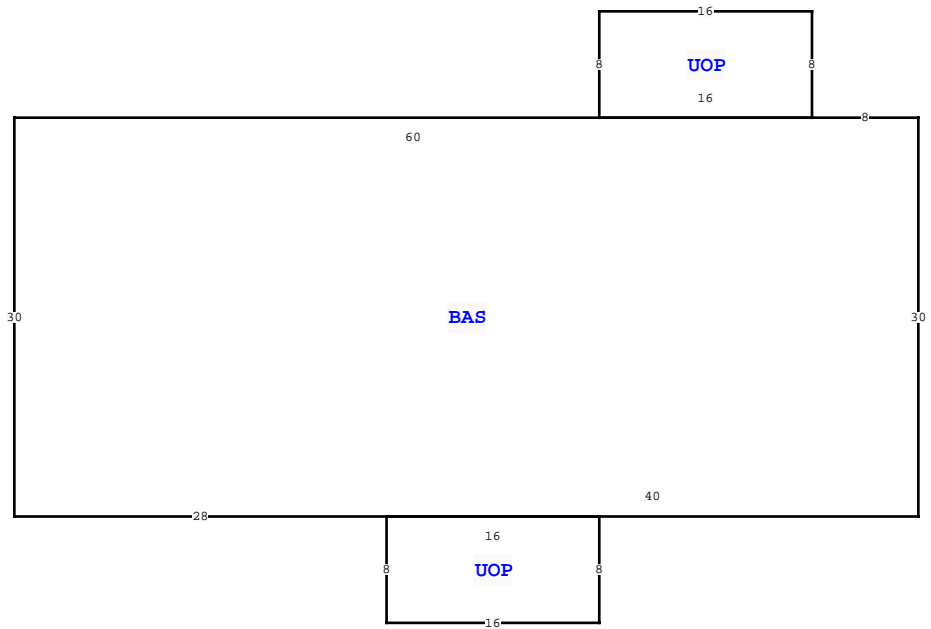
2026

21-5S-17-09308-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	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
BAS	2,040	100	
UOP	128	25	
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TOTALS	2,296		2,104 97,436

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	84.20	177,157	2002	2001	0	0	45.00	55.00		
1 MANUF 1 0% - 2024 Heated Area: 2040 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			97,436
TOTAL MARKET OB/XF VALUE			12,100
TOTAL LAND VALUE - MARKET			82,929
TOTAL MARKET VALUE			192,465
SOH/AGL Deduction			0
ASSESSED VALUE			192,465
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			192,465
TOTAL JUST VALUE			192,465
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			182,360

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						

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

LAND DESCRIPTION																								
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
1	0200	C	MBL HM	0		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	0			0.00	0.00	1.00	AC		1.00	1.00	0.70	11,000.00	7,700.00	7,700							

BUILDING NOTES													

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

TOTAL OB/XF														12,100									