COMM SW COR OF SE1/4, RUN NE ALO
SR-247, 2207.81 FT FOR POB, RUN
NE 268.10 FT, SE 601.09 FT, SW T

SKINNER GLEN RAY & SANDRA KAY REAL ESTATE TRUST
6950 SE COUNTY ROAD 240
LAKE CITY, FL 32024

2025

02-4S-16-02711-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	03	03

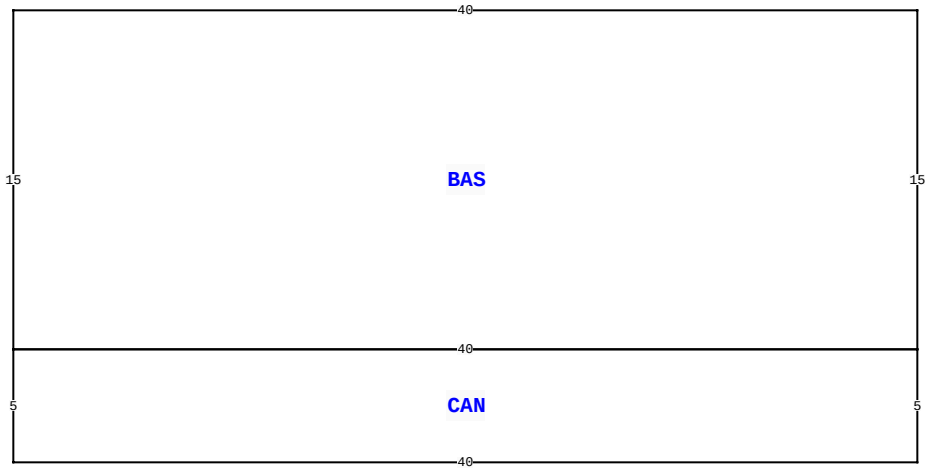
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	32,337
CAN	200	30		60	3,233
TOTALS	800			660	35,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	660	75.8646	56.14	37,052	2019	2019	0	0	0	4.00	96.00

2 OFFICE LOW 0% - 0 Heated Area: 600 HX Base Yr



1154 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	35,570
TOTAL MARKET OB/XF VALUE	11,930
TOTAL LAND VALUE - MARKET	146,230
TOTAL MARKET VALUE	193,730
SOH/AGL Deduction	0
ASSESSED VALUE	193,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,730
TOTAL JUST VALUE	193,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37995	M H	425	04/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2429	7/30/2019	WD	U	V	11	100
GRANTOR: GLEN & SANDRA SKINNER						
GRANTEE: GLEN & SANDRA SKINN						
1365/0846	7/23/2018	WD	Q	V	05	220,000
GRANTOR: JOSHUA GLACKIN						
GRANTEE: GLEN & SANDRA SKINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S15 CAN= S5 E40 N5 W40$ E40 N15$.

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	0	0	0	4,215.00	UT	2.00	2.00	100	2019	2019	3	100	8,430	
2	0060	CARPORT F	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 11,930

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	2700	C	AUTO SALES	0		00	0.00	0.00	162,478.00	SF		1.00	1.00	0.40	2.25	0.90	146,230							

REVIEW DATE 08/25/2023 BY JB Total Acres: 3.73 Total Land Value: 146,230 Market: 0 Agricultural: 0 Common: 146,230 PRINTED 08/19/2025 BY SYS