

COMM NE COR OF SE1/4 OF NE1/4, W
POB, S 228.19 FT TO N R/W OF SHA
101.52 FT, N 228.12 FT, E 101.58

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

2026

05-4S-16-02773-032



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 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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
		01

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	91,815
FGR	300	55		165	14,780
UCP	120	20		24	2,150
UOP	16	20		3	269
UOP	16	20		3	269
TOTALS	1,477			1,220	109,281

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	9	50	450.00	UT	1.40
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF/M	02.00	228.00	0.53

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	121.1760	135.72	165,578	1991	1991	0	0	0	34.00	66.00
1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr												
451 SW SHADY LN, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/19/2022 MLU												

TOTAL OB/XF												
2,815												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		109,281	
TOTAL MARKET OB/XF VALUE		2,815	
TOTAL LAND VALUE - MARKET		11,686	
TOTAL MARKET VALUE		123,782	
SOH/AGL Deduction		0	
ASSESSED VALUE		123,782	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		123,782	
TOTAL JUST VALUE		123,782	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,438	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1391/2465	7/30/2019	WD	U	I	11	100	
GRANTOR: GLEN & SANDRA SKINNER							
GRANTEE: GLEN RAY & SANDRA K							
1265/2606	11/25/2013	WD	U	I	12	30,000	
GRANTOR: BENEFICIAL FLORIDA IN							
GRANTEE: GLEN & SANDRA SKINN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 UOP= N4 W4 S4 E4\$ W29 S25 E25 UOP= S4 E4 N4 W4\$ E16 FGR= E12 UCP= E12 N10 W12 S10\$ N25 W12S25\$ N25\$.									