LOT 12 OAKFIELD ACRES PHASE I.
706-611, 745-788, 779-2311, LE 1

SKINNER GLEN R/SKINNER SANDRA K
6950 SE COUNTY ROAD 240
LAKE CITY, FL 32024

2026

09-5S-16-03498-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

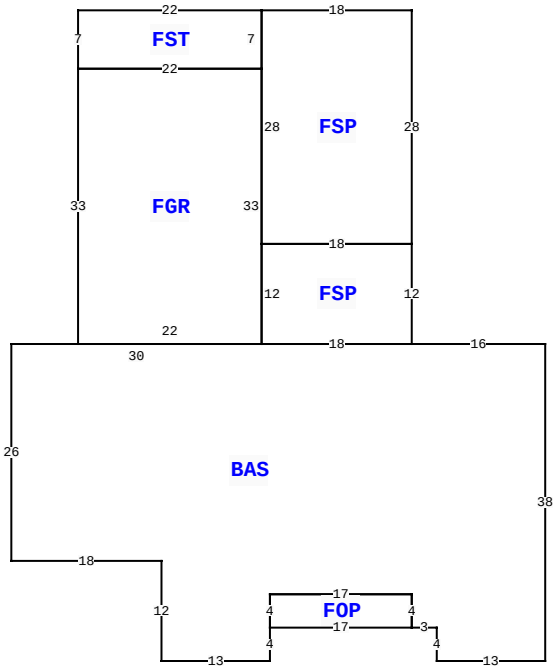
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	201,786
FGR	726	55		399	38,933
FOP	68	30		20	1,952
FSP	216	40		86	8,391
FSP	504	40		202	19,710
FST	154	55		85	8,294
TOTALS	3,736			2,860	279,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,860	122.7050	137.43	393,050	1996	1996	0	0	0	29.00	71.00

2 SINGLE FAM 100% - 2015 Heated Area: 2068 HX Base Yr 2015



6950 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		359,385
TOTAL MARKET OB/XF VALUE		13,550
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		422,935
SOH/AGL Deduction		120,199
ASSESSED VALUE		302,736
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,014
TOTAL JUST VALUE		422,935
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,066

SALE:3:1: LOT 12, OAKFIELD ACRES
SALE:2:1: REPO
SALE:1:1: LOT 12OAKFIELD ACRES PHASE 1
BLDG:1:1: GENE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21274	GARAGE	250	11/15/2003
9501	M H	125	03/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1391/2462	7/30/2019	LE	U	I	14	100
GRANTOR: GLEN R & SANDRA K SKI						
GRANTEE: GLEN RAY & SANDRA K						
0779/2311	9/15/1993	WD	Q	V		12,000
GRANTOR: STOKES-NASSAU						
GRANTEE: GLEN R SKINNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FSP= N12 FSP= N28 W18 S28 E18$ W18 S12 E18$ W18 FGR= N33 FST= N7 W22 S7 E22$ W22 S33 E22$ W30 S26 E18 S12 E13 N4 FOP= E17 N4 W17 S4$ N4 E17 S4 E3 S4 E13N38$.

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	920.00	UT	1.50	1.50	100	1996	1996	3	100	1,380	
2	0294	SHED WOOD/	0	100	8	12	96.00	UT	7.50	7.50	70	1996	1996	3	70	504	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	100	12	248	2,976.00	UT	2.00	2.00	70	1996	1996	3	70	4,166	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 13,550

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	50,000.00	50,000.00	50,000							

REVIEW DATE 09/03/2019 BY BC Total Acres: 4.06 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS

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BUILDING CHARACTERISTICS

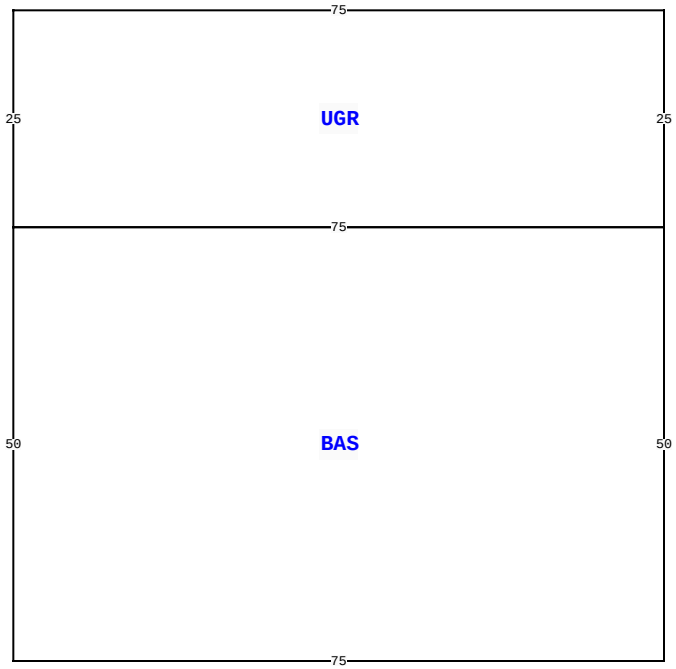
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,750	100		3,750	65,563
UGR	1,875	45		844	14,756
TOTALS	5,625			4,594	80,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	4,594	63.0135	23.95	110,026	2003	2003	0	0	0	27.00	73.00

3 PREF M B A 100% - 2015 Heated Area: 3750 HX Base Yr 2015



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GRANTOR: STOKES-NASSAU						
GRANTEE: GLEN R SKINNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N50 UGR= N25 W75 S25 E75$ W75 S50 E75$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/03/2019 BY BC Total Acres: 4.06 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/18/2025 BY SYS