W1/2 OF NE1/4 OF SE1/4 OF SE1/4.
620-389, 830-1777, 832-912,

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

2026

09-5S-16-03502-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

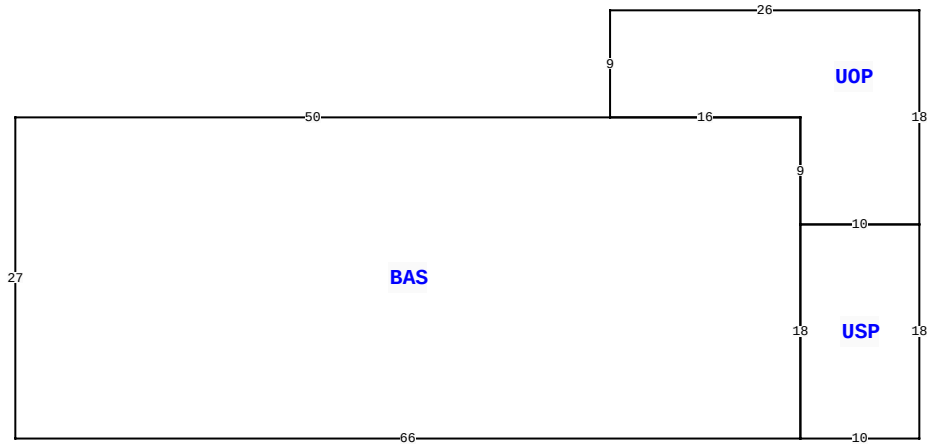
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	9516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	49,568
UOP	324	25		81	2,253
USP	180	35		63	1,752
TOTALS	2,286			1,926	53,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,926	115.9000	69.54	133,934	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1782 HX Base Yr



170 SW SAPLING GLN, 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	53,574
TOTAL MARKET OB/XF VALUE	9,222
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	74,916
SOH/AGL Deduction	19,231
ASSESSED VALUE	55,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,685
TOTAL JUST VALUE	117,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,796

SALE:2:1: AG
XFOB:2:1: 1992 FLEETWOOD/CHADWICK MH
LAND:1:1: OSTRICH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2478	7/30/2019	WD	U	I	11	100
GRANTOR: SANDRA K SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
0830/1777	11/08/1996	WD	Q	I		55,000
GRANTOR: JAMES D & ERLINDA COO						
GRANTEE: NANCY CLINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S27 E66 USP= E10 N18 W10 S18$ N18 UOP= E10 N18W26 S9 E16 S9$ N9 W16$.

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	3	37	111.00	UT	2.00	2.00	100	1993	1993	3	100	222	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,222

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	280.00	280.00	1,120							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							

REVIEW DATE 09/03/2019 BY BC Total Acres: 5.00 Total Land Value: 12,120 Market: 44,000 Agricultural: 1,120 Common: 11,000 PRINTED 11/19/2025 BY SYS