LOT 22 HEATHERWOOD S/D.

880-1889, WD 1363-2196, WD 1531-

GRAZIANI KIBLER REVOCABLE TRUST DATED JANUARY 14,
208 SW SKINNER GLN
LAKE CITY, FL 32024

2026

09-6S-17-09630-022

BUILDING CHARACTERISTICS

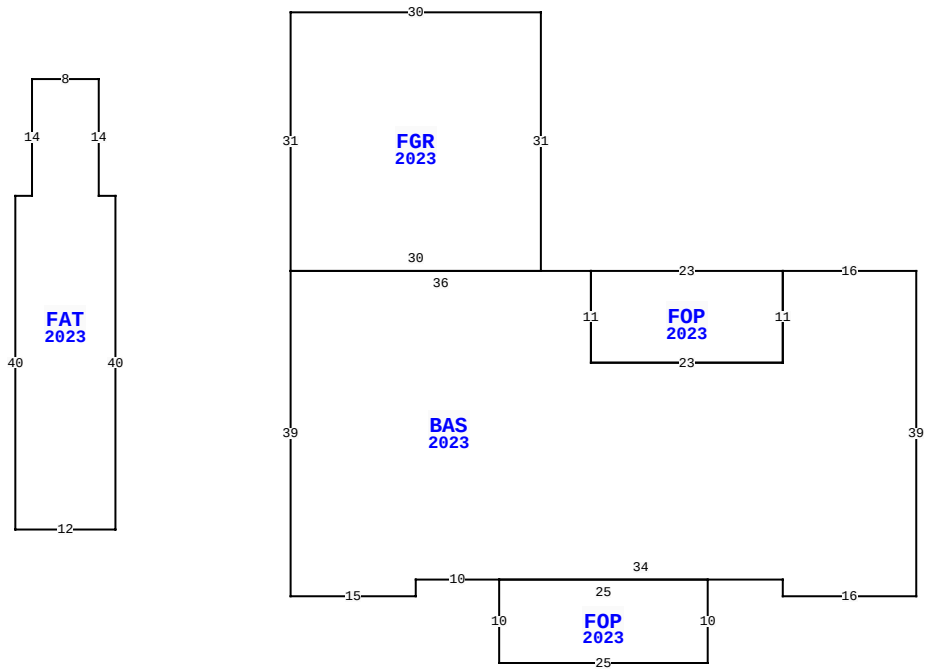
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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 02
NEIGHBORHOOD/LOC	9617.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2023	2,584	377,426
FAT	592	20	2023	118	17,235
FGR	930	55	2023	512	74,784
FOP	250	30	2023	75	10,955
FOP	253	30	2023	76	11,101
TOTALS	4,609			3,365	491,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,365	134.4420	150.58	506,702	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 2584 HX Base Yr 2023



208 SW SKINNER GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		491,501
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		53,993
TOTAL MARKET VALUE		545,494
SOH/AGL Deduction		100,716
ASSESSED VALUE		444,778
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		394,056
TOTAL JUST VALUE		545,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043022	New Residential C	508,550	10/25/2021
38766	STORAGE	0	10/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1489	1/14/2025	WD	U	I	11	100
GRANTOR: KIBLER FRED C						
GRANTEE: GRAZIANI KIBLER REV						
1363/2196	6/28/2018	WD	Q	V	01	25,000
GRANTOR: GARY W & DOROTHY E GR						
GRANTEE: FRED C KIBLER & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,-20] W23 N11 W36 S39 E15 N2 E10 E34 S2 E16 N39 W16 S11 $
FGR=[YR=2023;ORIG=-39,-62] E30 S31 W30 N31 $
FAT=[YR=2023;ORIG=-60,-40] W2 N14 W8 S14 W2 S40 E12 N40 $
FOP=[YR=2023;ORIG=-3,-31] E23 S11 W23 N11 $
FOP=[YR=2023;ORIG=-14,6] E25 S10 W25 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	8.42	AC		1.00	1.00	0.68	9,500.00	6,412.50	53,993							

REVIEW DATE 12/13/2022 BY TW Total Acres: 8.42 Total Land Value: 53,993 Market: 0 Agricultural: 0 Common: 53,993 PRINTED 11/19/2025 BY SYS