COMM NE COR OF NW1/4 OF NE1/4,
RUN S 40 FT TO S R/W CR-240,
W ALONG R/W 461.89 FT FOR POB,

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

2026

13-5S-15-00452-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

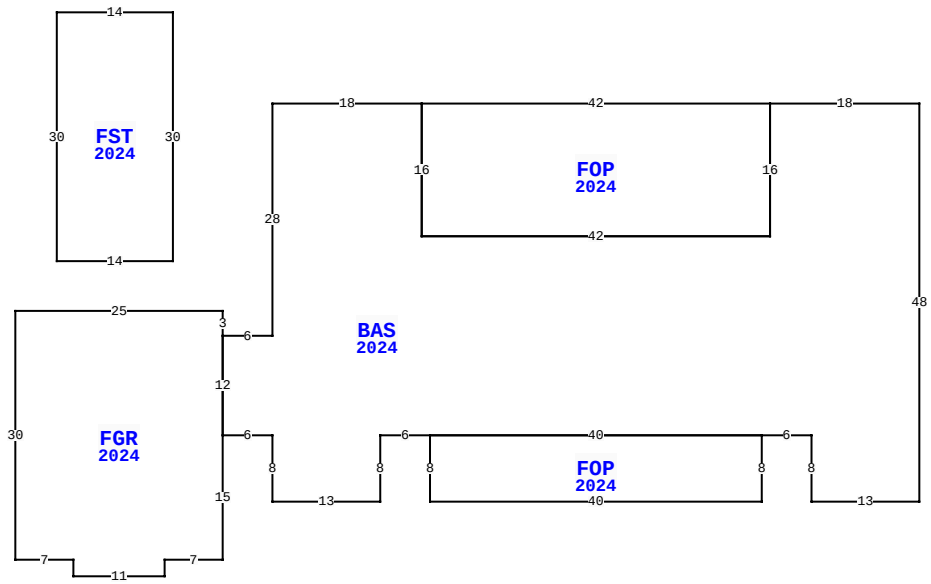
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	13515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,728	100	2024	2,728	350,702
FGR	772	55	2024	425	54,637
FOP	320	30	2024	96	12,341
FOP	672	30	2024	202	25,968
FST	420	55	2024	231	29,697
TOTALS	4,912			3,682	473,345

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,682	117.1275	131.18	483,005	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 0% - 2024 Heated Area: 2728 HX Base Yr



10524 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	473,345
TOTAL MARKET OB/XF VALUE	9,200
TOTAL LAND VALUE - MARKET	133,250
TOTAL MARKET VALUE	513,607
SOH/AGL Deduction	0
ASSESSED VALUE	513,607
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	513,607
TOTAL JUST VALUE	615,795
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044292	New Residential C	540,000	04/27/2022
7218	RECONNECT	60	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2471	7/30/2019	WD	U	V	11	100
GRANTOR: SANDRA K SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
0927/0570	5/23/2001	WD	Q	V		95,000
GRANTOR: JEANNE LEE (A WIDOW)						
GRANTEE: SANDRA K SKINNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-30,-20] S28 W6 S12 E6 S8 E13 N8 E6 E40 E6 S8 E13 N48 W18 S16 W42 N16 W18 $
FGR=[YR=2024;ORIG=-61,5] S30 E7 S2 E11 N2 E7 N15 N12 N3 W25 $
FOP=[YR=2024;ORIG=-12,-4] E42 N16 W42 S16 $
FOP=[YR=2024;ORIG=-11,20] S8 E40 N8 W40 $
FST=[YR=2024;ORIG=-56,-31] S30 E14 N30 W14 $
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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	400.00	UT	3.00	3.00	100	2024	2023		100	1,200	
2	0260	PAVEMENT-A	0	0	0	0	4,000.00	UT	2.00	2.00	100	2024	2023		100	8,000	

LAND DESCRIPTION

TOTAL OB/XF 9,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.65	AC		1.00	1.00	1.00	280.00	280.00	6,062							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.65	AC		1.00	1.00	1.00	5,000.00	5,000.00	108,250							
3	0100	C	SFR	0					5.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	25,000							

REVIEW DATE 12/19/2023 BY HC Total Acres: 26.65 Total Land Value: 31,062 Market: 108,250 Agricultural: 6,062 Common: 25,000 PRINTED 11/19/2025 BY SYS