COMM NE COR OF NW1/4 OF NE1/4,
RUN S 40 FT FOR POB, CONT S
559 FT, W 474.29 FT, N 509.05

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

2026

13-5S-15-00452-001

BUILDING CHARACTERISTICS

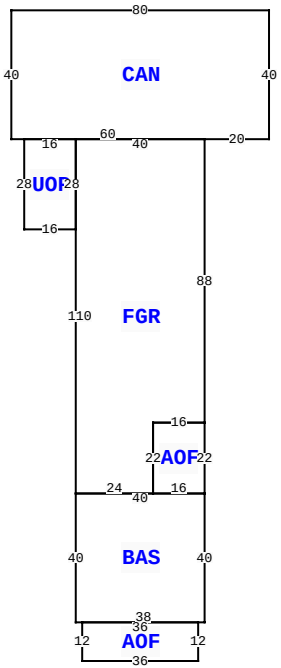
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
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
AOF	352	150		528	6,082
AOF	432	150		648	7,465
BAS	1,600	100		1,600	18,432
CAN	3,200	30		960	11,059
FGR	4,048	70		2,834	32,648
UOP	448	30		134	1,544
TOTALS	10,080			6,704	77,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	06	6,704	63.9936	28.80	193,075	1975	1975	0	0	10	50.00	40.00

1 SERVGARAGE 0% - 0 Heated Area: 2384 HX Base Yr



10434 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	77,230
TOTAL MARKET OB/XF VALUE	2,740
TOTAL LAND VALUE - MARKET	86,100
TOTAL MARKET VALUE	166,070
SOH/AGL Deduction	0
ASSESSED VALUE	166,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,070
TOTAL JUST VALUE	166,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2481	7/30/2019	WD	U	I	11	100
GRANTOR: SANDRA K SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
0557/0336	2/01/1985	WD	Q	I		52,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W80 S40 E60 FGR= W40 UOP = W16 S28 E16 N28$ S110 BAS= S40 E2 AOF= S12 E36 N12 W36$ E38 N40 AOF= N22 W16 S22 E16$ W40$ E24 N22 E16 N88$ E20 N40$.

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	40	44	1,760.00	UT	1.13	1.13	100	1975	1975	3	100	1,980	
2	0140	CLFENCE 6	0	0	200	0	200.00	UT	3.80	3.80	100	0	0	3	100	760	

LAND DESCRIPTION

TOTAL OB/XF 2,740

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	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	5.74	AC		1.00	1.00	1.50	10,000.00	15,000.00	86,100							

REVIEW DATE 07/20/2016 BY DF Total Acres: 5.74 Total Land Value: 86,100 Market: 0 Agricultural: 0 Common: 86,100 PRINTED 11/19/2025 BY SYS