

SKIPPER DONNIE E/SKIPPER LINDA C
8770 NW US HWY 41
LAKE CITY, FL 32055

22-2S-16-01703-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	31	VINYL SID 80								0100	01	6,819	98.3250	110.12	750,908	1962	1962	0	0	0	35.00	65.00	VALUATION BY								
Exterior Wall	18	CEMENT BRK 20								1 SINGLE FAM 100% - 0														Heated Area: 2698							
Roof Structur	03	GABLE/HIP 100																						HX Base Yr							
Roof Cover	03	COMP SHNGL 100																													
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 90																													
Interior Floo	06	VINYL ASB 10																													
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	05	05																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA																						03							
NEIGHBORHOOD/LOC	22216.030	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	450	100		450	32,210																										
BAS	2,248	100		2,248	160,908																										
FDU	1,740	60		1,044	74,727																										
FOP	228	30		68	4,867																										
FOP	364	30		109	7,802																										
FOP	406	30		122	8,733																										
FSP	624	40		250	17,895																										
UCP	462	20		92	6,585																										
UDU	2,118	55		1,165	83,389																										
UDU	2,296	55		1,263	90,403																										
TOTALS	10,976			6,819	488,090																										
EXTRA FEATURES										8770 NW US HIGHWAY 41 , LAKE CITY																					
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															
1	0260	PAVEMENT -A	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,600																
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200																
3	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336																
4	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																
5	0166	CONC, PAVMT	0 100	5	10	50.00	UT	1.50	1.50	100	1996	1996	3	100	75																
6	0120	CLFENCE 4	0 100	0	0	490.00	UT	7.50	7.50	100	2008	2008	3	100	3,675																
7	0282	POOL ENCL	0 100	46	44	2,024.00	UT	15.00	15.00	100	2008	2008	3	40	12,144																
8	0060	CARPORT F	0 100	20	25	500.00	UT	5.00	5.00	100	2008	2008	3	100	2,500																
9	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900																
10	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500																
LAND DESCRIPTION										TOTAL OB/XF										46,930											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	7,300.00	7,300.00	12,775														
2	0102	C	SFR/MH	100		00	0.00	0.00	1.63	AC		1.00	1.00	0.85	7,300.00	6,205.00	10,114														
3	0000	C	VAC RES	100		00	110.00	277.00	0.70	AC		1.00	1.00	1.00	7,300.00	7,300.00	5,110														
														</																	

COMM SW COR OF NW1/4 OF SW1/4,
RUN NE 448.24 FT, CONT NE 248
FT FOR POB, CONT NE 279 FT TO

SKIPPER DONNIE E/SKIPPER LINDA C
8770 NW US HWY 41
LAKE CITY, FL 32055

2026

22-2S-16-01703-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	02 02
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	22216.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	1,723
BAS	732	100		732	11,680
FSP	160	40		64	1,021
FSP	208	40		83	1,324
FSP	320	40		128	2,042
TOTALS	1,528			1,115	17,791

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0070	CARPORT UF	0 100	0	0	1.00	UT	0.00	0.00
12	0060	CARPORT F	0 100	18	20	360.00	UT	2.50	2.50
13	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,115	66.4785	39.89	44,477	1972	1972	0	0	60.00	40.00

2 MOBILE HME 0% - 0

Heated Area: 840

HX Base Yr

26

8

FSP

8

26

18

6

BAS

6

18

27

12

BAS

12

45

16

10

FSP

10

16

32

10

FSP

10

32

BLD DATE

XF DATE

LGL DATE

LAND DATE

8770 NW US HIGHWAY 41 LAKE CITY

TOTAL OB/XF 1,450													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY													
VALUATION BY												STANDARD	
Tax Group: 3												Tax Dist:	
BUILDING MARKET VALUE												505,881	
TOTAL MARKET OB/XF VALUE												48,380	
TOTAL LAND VALUE - MARKET												27,999	
TOTAL MARKET VALUE												582,260	
SOH/AGL Deduction												367,291	
ASSESSED VALUE												214,969	
TOTAL EXEMPTION VALUE												50,722	
BASE TAXABLE VALUE												164,247	
TOTAL JUST VALUE												582,260	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												582,260	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1142/0534	1/31/2008	WD	Q	I	01	27,500			
GRANTOR: JONATHAN WILLIAMS (HE									
GRANTEE: DONNIE & CHERYL SKI									
1140/0864	1/09/2008	WD	Q	I	03	12,500			
GRANTOR: SPENCER HARPER (HEIR)									
GRANTEE: DONNIE & CHERYL SKI									

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W16 BAS= N6 W18 S6 E18\$ W18 FSP= N8 W26 S8 E26 \$ W27 S12 FSP= S10 E16 N10 W16\$E16 FSP= S10 E32 N10 W32\$ E45N12\$.													