LOT 5 BLOCK B CEDAR ESTATES S/D.
566-247, PB 1311-2212,2216, QC 1

SKINNER THOMAS JR
291 SW PHILLIPS CIR
LAKE CITY, FL 32024-3712

2026

22-4S-17-08681-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

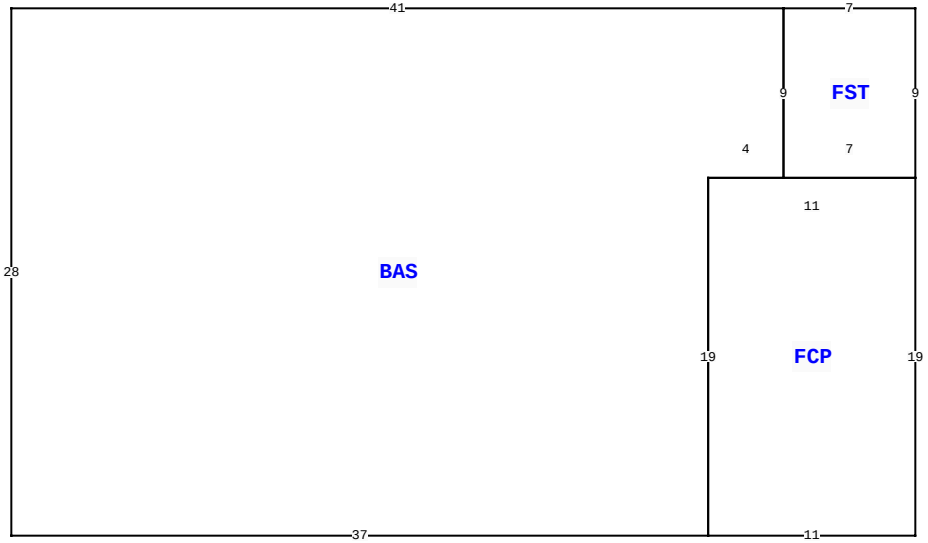
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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 02
NEIGHBORHOOD/LOC	22417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100		1,072	86,529
FCP	209	25		52	4,197
FST	63	55		35	2,825
TOTALS	1,344			1,159	93,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,159	110.8740	124.18	143,925	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1072 HX Base Yr



308 SE CEDAR LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	93,551
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	109,651
SOH/AGL Deduction	0
ASSESSED VALUE	109,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,651
TOTAL JUST VALUE	109,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	109,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1401/2350	12/20/2019	QC	U	I	11	100
GRANTOR: LYNDI M KARLTON & THO						
GRANTEE: THOMAS W SKINNER JR						
1311/2212	3/21/2016	PB	U	I	18	3,500
GRANTOR: PROBATE DIVISION						
GRANTEE: THOMAS SKINNER JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S28 E37 FCP= E11 N19 W11 S19$ N19 E4 FST= E7 N9 W7 S9$ N9$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 05/22/2017 BY BC Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/18/2025 BY SYS