

COMM 40 FT S & 420 FT E OF NW CO
POB, RUN E ALONG S R/W CR-242 42
W 420 FT, N 210 FT TO POB.

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

2026

30-4S-16-03245-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800MULTI-FAM <10	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,404	100
FOP	50	30
FOP	50	30
TOTALS	1,504	1,434

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,434	111.0900	94.43	135,413	1976	1999	0	0	0 32.50	67.50
1 DUPLEX 0% - 0 Heated Area: 1404 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	1,404	100		1,404	89,492						
FOP	50	30		15	956						
FOP	50	30		15	956						
TOTALS	1,504			1,434	91,404						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	0	0	0	855.00	UT	2.25	2.25	100
2	0260	PAVEMENT-A	0	0	0	0	1,230.00	UT	1.60	1.60	100
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
TOTAL OB/XF 4,692											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0800	C	MULTI-FAM	0		A-1	0.00	0.00	2.00	AC	1.00
Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,888	
TOTAL MARKET OB/XF VALUE		4,692	
TOTAL LAND VALUE - MARKET		28,000	
TOTAL MARKET VALUE		215,500	
SOH/AGL Deduction		0	
ASSESSED VALUE		215,500	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		215,500	
TOTAL JUST VALUE		215,500	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,884	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11269	REMODEL	0	06/12/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1391/2441	7/30/2019	WD	U	I	11	100	
GRANTOR: GLEN R & SANDRA K SKI							
GRANTEE: GLEN RAY & SANRA KA							
1325/1531	10/11/2016	WD	U	I	11	100	
GRANTOR: ROBERT STAFFORD & ROB							
GRANTEE: MICHAEL T CENDRA AS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W11 FOP= N5 W10 S5 E10\$ W15 S54 E5 FOP= S5 E10 N5 W10\$ E21 N54\$.											

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