COMM SW COR OF SE1/4 OF SEC, RUN
SR-247, NE 2054.73 FT, NW 18.99
POB, CONT NW 378.47 FT, NE 151.9

SKINNER GLEN RAY/SKINNER SANDRA K
6950 SE COUNTY ROAD 240
LAKE CITY, FL 32024

2027

02-4S-16-02711-002

BUILDING CHARACTERISTICS

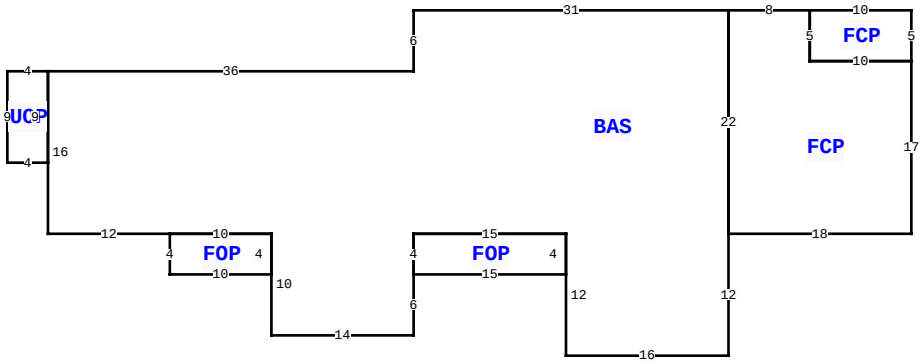
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,590	100		1,590	83,402
FCP	50	30		15	787
FCP	346	30		104	5,455
FOP	40	30		12	629
FOP	60	30		18	944
UOP	36	20		7	367
TOTALS	2,122			1,746	91,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,746	105.7980	78.29	136,694	1977	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2022 Heated Area: 1590 HX Base Yr



1222 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,500	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	0040	BARN,POLE	0	0	65	60	3,900.00	UT	5.00	5.00	100	2023	2022		100	19,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	91,585
TOTAL MARKET OB/XF VALUE	25,350
TOTAL LAND VALUE - MARKET	37,842
TOTAL MARKET VALUE	154,777
SOH/AGL Deduction	0
ASSESSED VALUE	154,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,777
TOTAL JUST VALUE	154,777
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043565	Electrical Servic	0	01/20/2022
000042952	Roof Replacement	7,500	10/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/1355	4/08/2021	WD	U	I	37	56,200
GRANTOR: JOHNSON DORA J						
GRANTEE: SKINNER GLEN RAY						
0789/0600	4/09/1994	WD	U	I	11	76,000
GRANTOR: VETERANS ADMINISTRATI						
GRANTEE: DORA J JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 S6 W36 S16 E12 E10 S10 E14 N6 N4 E15 S12 E16 N12 N22 $
FCP=[ORIG=0,22] E18 N17 W10 N5 W8 S22 $
FOP=[ORIG=-31,26] E15 N4 W15 S4 $
FCP=[ORIG=18,5] N5 W10 S5 E10 $
FOP=[ORIG=-55,22] S4 E10 N4 W10 $
UOP=[ORIG=-67,6] W4 S9 E4 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 25,350

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	2700	C	AUTO SALES	0		00	0.00	0.00	60,548.00	SF		1.00	1.00	0.25	2.50	0.63	37,842							

REVIEW DATE 08/25/2023 BY KS Total Acres: 1.39 Total Land Value: 37,842 Market: 0 Agricultural: 0 Common: 37,842 PRINTED 11/17/2026 BY SYS