COMM NE COR OF SE1/4 OF NE1/4, W
POB, S 228.19 FT TO N R/W OF SHA
101.52 FT, N 228.12 FT, E 101.58

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

2027

05-4S-16-02773-032

BUILDING CHARACTERISTICS

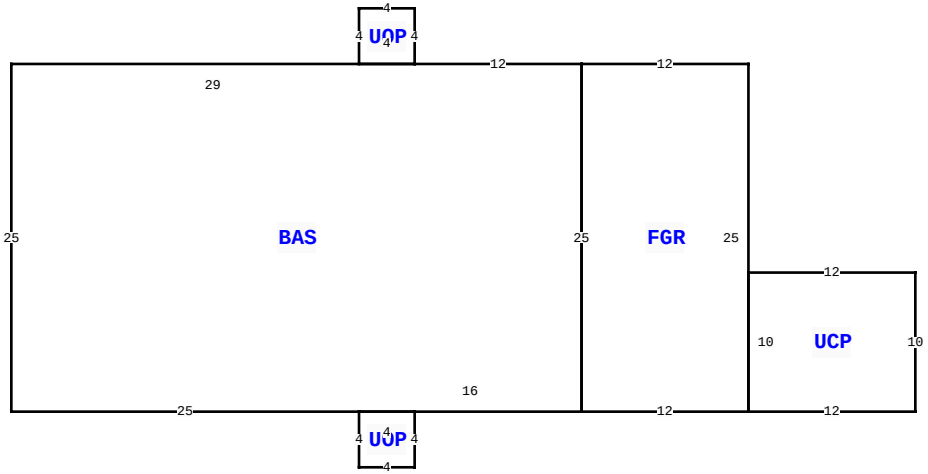
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	90,171
FGR	300	55		165	14,515
UCP	120	20		24	2,111
UOP	16	20		3	264
UOP	16	20		3	264
TOTALS	1,477			1,220	107,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	121.1760	133.29	162,614	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



451 SW SHADY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0166	CONC,PAVMT	0	0	9	50	450.00	UT	1.40	1.40	50	0	0	3	50	315	
2	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,325
TOTAL MARKET OB/XF VALUE	2,815
TOTAL LAND VALUE - MARKET	12,466
TOTAL MARKET VALUE	122,606
SOH/AGL Deduction	0
ASSESSED VALUE	122,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,606
TOTAL JUST VALUE	122,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2465	7/30/2019	WD	U	I	11	100
GRANTOR: GLEN & SANDRA SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
1265/2606	11/25/2013	WD	U	I	12	30,000
GRANTOR: BENEFICIAL FLORIDA IN						
GRANTEE: GLEN & SANDRA SKINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N4 W4 S4 E4$ W29 S25 E25 UOP= S4 E4 N4 W4$ E16
FGR= E12 UCP= E12 N10 W12 S10$ N25 W12S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,815

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/MH	102.00	228.00	0.53	AC		1.00	1.00	1.47	16,000.00	23,520.00	12,466							

REVIEW DATE 09/27/2023 BY KS Total Acres: 0.53 Total Land Value: 12,466 Market: 0 Agricultural: 0 Common: 12,466 PRINTED 11/17/2026 BY SYS