

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

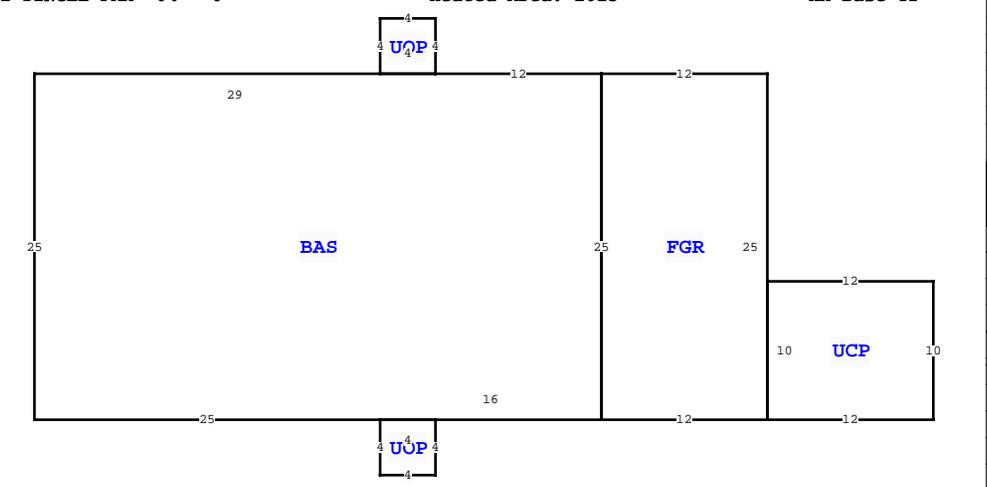
SKINNER GLEN RAY & SANDRA KAY REVOCABLE TRUST  
 6950 SE COUNTY ROAD 240  
 LAKE CITY, FL 32024

**2026**

05-4S-16-02773-032  


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

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	138.14	168,531	1991	1991	0	0	34.00	66.00	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	93,452
FGR	300	55		165	15,043
UCP	120	20		24	2,188
UOP	16	20		3	273
UOP	16	20		3	273
<b>TOTALS</b>	<b>1,477</b>			<b>1,220</b>	<b>111,230</b>

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	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	

EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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/MR	02.00	228.00	0.53	AC		1.00	1.00	1.47	16,000.00	23,520.00	12,466							

TOTAL OB/XF												
2,815												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			111,230
TOTAL MARKET OB/XF VALUE			2,815
TOTAL LAND VALUE - MARKET			12,466
TOTAL MARKET VALUE			126,511
SOH/AGL Deduction			0
ASSESSED VALUE			126,511
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,511
TOTAL JUST VALUE			126,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			125,438

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	U	I	11	100
GRANTOR: GLEN & SANDRA SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
1265/2606	11/25/2013	WD U	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\$.	