LOT 55 BLK A WOODCREST S/D.

890-168, CT 1287-1548, WD 1293-2

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

2027

11-4S-16-02905-155

BUILDING CHARACTERISTICS

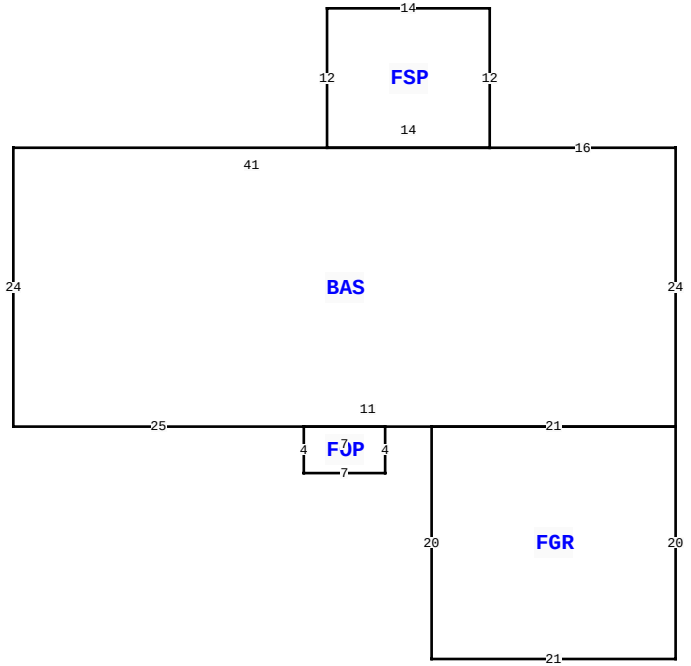
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	133,067
FGR	420	55		231	22,470
FOP	28	30		8	778
FSP	168	40		67	6,517
TOTALS	1,984			1,674	162,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,674	120.9320	133.03	222,692	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 0% - 0 Heated Area: 1368 HX Base Yr



157 SW TRUFFLES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0120	CLFENCE 4	0	0	0	0	112.00	UT	2.50	2.50	100	2000	2000	3	100	280	
2	0166	CONC,PAVMT	0	0	0	0	922.00	UT	1.50	1.50	100	2000	2000	3	100	1,383	
3	0280	POOL R/CON	0	0	14	24	336.00	UT	52.50	52.50	100	2010	2010	3	65	11,466	
4	0282	POOL ENCL	0	0	20	36	720.00	UT	11.25	11.25	100	2010	2010	3	40	3,240	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,832
TOTAL MARKET OB/XF VALUE	16,369
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	214,201
SOH/AGL Deduction	0
ASSESSED VALUE	214,201
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,201
TOTAL JUST VALUE	214,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28744	POOL	160	07/22/2010
16429	SFR	235	12/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2453	7/30/2019	WD	U	I	11	100
GRANTOR: GLEN & SANDRA SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
1293/0258	4/09/2015	WD	U	I	12	95,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: GLEN & SANDRA SKINN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W41 S24 E25 E11 E21 N24 $
FGR=[ORIG=-21,24] S20 E21 N20 W21 $
FSP=[ORIG=-16,0] N12 W14 S12 E14 $
FOP=[ORIG=-32,24] S4 E7 N4 W7 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,369

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY KS Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS