

COMM NE COR OF NW1/4 OF NE1/4,
 RUN S 40 FT TO S R/W CR-240,
 W ALONG R/W 461.89 FT FOR POB,

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

2026

13-5S-15-00452-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,728	100	2024
FGR	772	55	2024
FOP	320	30	2024
FOP	672	30	2024
FST	420	55	2024
TOTALS	4,912		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024								
Heated Area: 2728						HX Base Yr					
TOTALS											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		481,824	
TOTAL MARKET OB/XF VALUE		9,200	
TOTAL LAND VALUE - MARKET		186,550	
TOTAL MARKET VALUE		532,086	
SOH/AGL Deduction		0	
ASSESSED VALUE		532,086	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		532,086	
TOTAL JUST VALUE		677,574	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		620,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044292	New Residential C	540,000	04/27/2022
7218	RECONNECT	60	06/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2471	7/30/2019	WD	U	V	11	100
GRANTOR: SANDRA K SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
0927/0570	5/23/2001	WD	Q	V		95,000
GRANTOR: JEANNE LEE (A WIDOW)						
GRANTEE: SANDRA K SKINNER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	400.00	UT	3.00	3.00	1,200
2	0260	PAVEMENT-A	0	0	0	0	4,000.00	UT	2.00	2.00	8,000

TOTAL OB/XF												9,200	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							05/07/2026	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=-30,-20] S28 W6 S12 E6 S8 E13 N8 E6 E40 E6 S8 E13 N48 W18 S16 W42 N16 W18 \$											
FGR=[YR=2024;ORIG=-61,5] S30 E7 S2 E11 N2 E7 N15 N12 N3 W25 \$											
FOP=[YR=2024;ORIG=-12,-4] E42 N16 W42 S16 \$											
FOP=[YR=2024;ORIG=-11,20] S8 E40 N8 W40 \$											
FST=[YR=2024;ORIG=-56,-31] S30 E14 N30 W14 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.65	AC		1.00	1.00	1.00	280.00	280.00	6,062							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.65	AC		1.00	1.00	1.00	7,000.00	7,000.00	151,550							
3	0100	C	SFR	0					5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							