

COMM NE COR OF NW1/4 OF NE1/4,
 RUN S 40 FT FOR POB, CONT S
 559 FT, W 474.29 FT, N 509.05

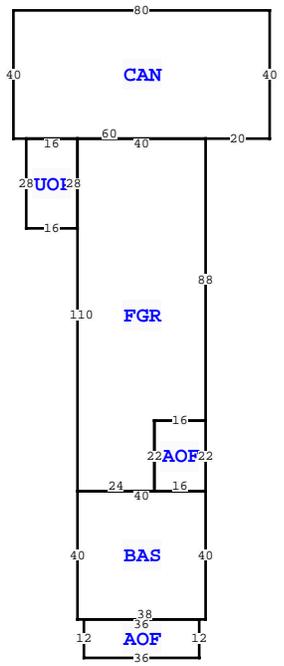
SKINNER GLEN RAY & SANDRA KAY REVOCABLE TRUST
 6950 SE COUNTY ROAD 240
 LAKE CITY, FL 32024

2026

13-5S-15-00452-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		4	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		4	100
Stories	0	0	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	13515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	352	150	
AOF	432	150	
BAS	1,600	100	
CAN	3,200	30	
FGR	4,048	70	
UOP	448	30	
TOTALS	10,080		6,704 85,811

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	SERVGARAGE	0%	- 0										Heated Area: 2384 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			85,811
TOTAL MARKET OB/XF VALUE			2,740
TOTAL LAND VALUE - MARKET			111,930
TOTAL MARKET VALUE			200,481
SOH/AGL Deduction			30,005
ASSESSED VALUE			170,476
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,476
TOTAL JUST VALUE			200,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2481	7/30/2019	WD	U	I	11	100
GRANTOR: SANDRA K SKINNER						
GRANTEE: GLEN RAY & SANDRA K						
0557/0336	2/01/1985	WD	Q	I		52,500
GRANTOR:						
GRANTEE:						

EXTRA FEATURES														10434 SW COUNTY ROAD 240 , LAKE CITY		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/06/2026	MLU
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	40	44	1,760.00	UT	1.13	1.13	100	1975	1975	3	100	1,980							
2	0140	CLFENCE	6	0	0	200	200.00	UT	3.80	3.80	100	0	0	3	100	760							

BUILDING NOTES																		

BUILDING DIMENSIONS
 CAN= W80 S40 E60 FGR= W40 UOP = W16 S28 E16 N28\$ S110 BAS= S40 E2 AOF= S12 E36 N12 W36\$ E38 N40 AOF= N22 W16 S22 E16\$ W40\$ E24 N22 E16 N88\$ E20 N40\$.

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	2500	C	SRVC SHOPS	0		A-1	0.00	0.00	5.74	AC		1.00	1.00	1.50	13,000.00	19,500.00	111,930							