COMM SW COR OF NW1/4 OF SW1/4,
RUN NE 448.24 FT, CONT NE 248
FT FOR POB, CONT NE 279 FT TO

SKIPPER DONNIE E/SKIPPER LINDA C
8770 NW US HWY 41
LAKE CITY, FL 32055

2027

22-2S-16-01703-001

BUILDING CHARACTERISTICS

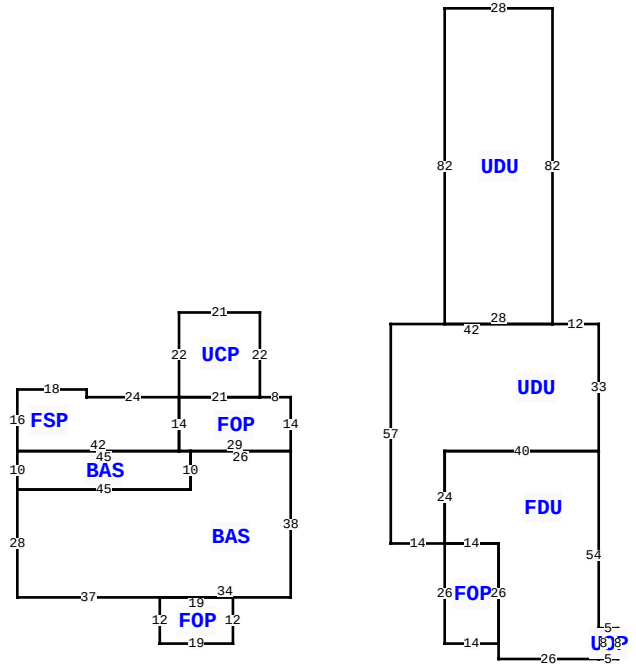
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	18	CEMENT BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 03
NEIGHBORHOOD/LOC		22216.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	31,637
BAS	2,248	100		2,248	158,044
FDU	1,740	60		1,044	73,397
FOP	228	30		68	4,781
FOP	364	30		109	7,663
FOP	406	30		122	8,577
FSP	624	40		250	17,576
UCP	462	20		92	6,468
UDU	2,118	55		1,165	81,904
UDU	2,296	55		1,263	88,794
TOTALS	10,976			6,819	479,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,819	98.3250	108.16	737,543	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2698 HX Base Yr



** This building has 11 Sub-Areas

8770 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		497,194
TOTAL MARKET OB/XF VALUE		48,380
TOTAL LAND VALUE - MARKET		34,520
TOTAL MARKET VALUE		580,094
SOH/AGL Deduction		358,400
ASSESSED VALUE		221,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,283
TOTAL JUST VALUE		580,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11863	POOL	90	11/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0534	1/31/2008	WD	Q	I	01	27,500
GRANTOR: JONATHAN WILLIAMS (HE						
GRANTEE: DONNIE & CHERYL SKI						
1140/0864	1/09/2008	WD	Q	I	03	12,500
GRANTOR: SPENCER HARPER(HEIR)						
GRANTEE: DONNIE & CHERYL SKI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N14 W8 UCP= N22 W21 S22E21$ W21 FSP= W24 N2 W18 S16 E42 N14$ S14 E29$ BAS= W26 BAS= W45 S10 E45 N10$ S10 W45S28 E37 FOP= S12 E19 N12 W19$E34 N38$ PTR= E40 FDU= E40 S54 UOP= E5 N8 W5 S8$ W26 N4 FOP= W14 N26 E14 S26$ N26 W14 UDU= N24 E40 N33 W12 UDU= N82 W28 S82 E28$ W42 S57 E14$ N24$ W40 $.

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	100	5	10	50.00	UT	1.50	1.50	100	1996	1996	3	100	75	
6	0120	CLFENCE 4	0	100	0	0	490.00	UT	7.50	7.50	100	2008	2008	3	100	3,675	
7	0282	POOL ENCL	0	100	46	44	2,024.00	UT	15.00	15.00	100	2008	2008	3	40	12,144	
8	0060	CARPORT F	0	100	20	25	500.00	UT	5.00	5.00	100	2008	2008	3	100	2,500	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	
10	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 46,930

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	100		00	0.00	0.00	1.75	AC		1.00	1.00	1.00	9,000.00	9,000.00	15,750							
2	0102	C	SFR/MH	100		00	0.00	0.00	1.63	AC		1.00	1.00	0.85	9,000.00	7,650.00	12,470							
3	0000	C	VAC RES	100		00	110.00	277.00	0.70	AC		1.00	1.00	1.00	9,000.00	9,000.00	6,300							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 4.08 Total Land Value: 34,520 Market: 0 Agricultural: 0 Common: 34,520 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4 OF SW1/4,
RUN NE 448.24 FT, CONT NE 248
FT FOR POB, CONT NE 279 FT TO

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BUILDING CHARACTERISTICS

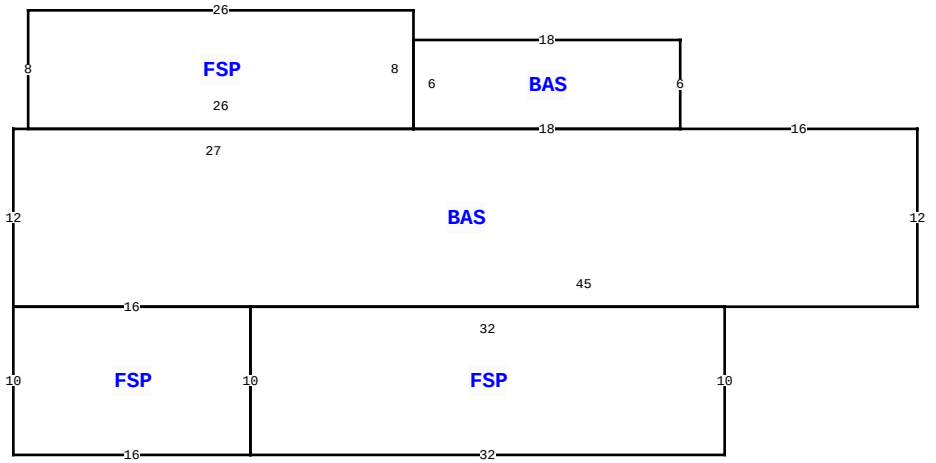
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	1,723
BAS	732	100		732	11,680
FSP	160	40		64	1,021
FSP	208	40		83	1,324
FSP	320	40		128	2,042
TOTALS	1,528			1,115	17,791

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,115	66.4785	39.89	44,477	1972	1972	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



8770 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
12	0060	CARPORT F	0	100	18	20	360.00	UT	2.50	2.50	50	2008	2008	3	50	450	
13	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTOR: SPENCER HARPER(HEIR)						
GRANTEE: DONNIE & CHERYL SKI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N6 W18 S6 E18$ W18 FSP= N8 W26 S8 E26 $ W27 S12 FSP= S10 E16 N10 W16$E16 FSP= S10 E32 N10 W32$ E45N12$.

LAND DESCRIPTION

TOTAL OB/XF 1,450

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

REVIEW DATE 04/13/2023 BY kellen Total Acres: 4.08 Total Land Value: 34,520 Market: 0 Agricultural: 0 Common: 34,520 PRINTED 11/17/2026 BY SYS