COMM 40 FT S & 420 FT E OF NW CO
POB, RUN E ALONG S R/W CR-242 42
W 420 FT, N 210 FT TO POB.

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

2027

30-4S-16-03245-002

BUILDING CHARACTERISTICS

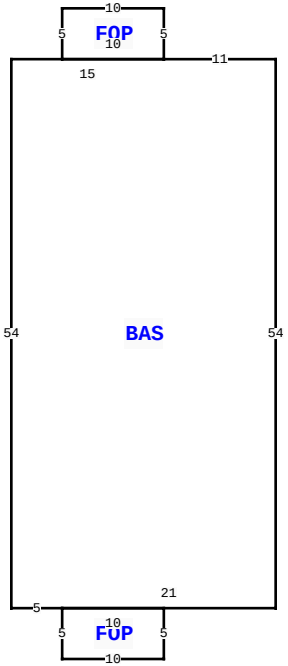
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	91,595
FOP	50	30		15	979
FOP	50	30		15	979
TOTALS	1,504			1,434	93,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,434	111.0900	96.65	138,596	1976	1999	0	0	0	32.50	67.50

1 DUPLEX 0% - 0 Heated Area: 1404 HX Base Yr



6282 SW COUNTY ROAD 242 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	0	0	0	855.00	UT	2.25	2.25	100	1993	1993	3	100	1,924	
2	0260	PAVEMENT-A	0	0	0	0	1,230.00	UT	1.60	1.60	100	1993	1993	3	100	1,968	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,104
TOTAL MARKET OB/XF VALUE	4,692
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	223,796
SOH/AGL Deduction	0
ASSESSED VALUE	223,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	223,796
TOTAL JUST VALUE	223,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11269	REMODEL	0	06/12/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/2441	7/30/2019	WD	U	I	11	100
GRANTOR: GLEN R & SANDRA K SKI						
GRANTEE: GLEN RAY & SANRA KA						
1325/1531	10/11/2016	WD	U	I	11	100
GRANTOR: ROBERT STAFFORD & ROB						
GRANTEE: MICHAEL T CENDRA AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N5 W10 S5 E10$ W15 S54 E5 FOP= S5 E10 N5 W10$ E21 N54$.

LAND DESCRIPTION

TOTAL OB/XF 4,692

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 06/10/2025 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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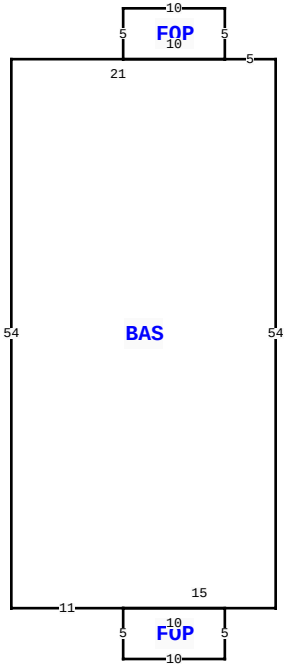
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COLUMBIA COUNTY PROPERTY

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