BEG 1213.40 FT S OF NE COR
OF SE1/4, RUN S 197.60 FT, W
524.86 FT, N 100 FT, E 170 FT,

SEDLAK CHRISTOPHER T/SEDLAK APRIL D
161 SW SKYHAUK DR
LAKE CITY, FL 32025-5122

2026

12-4S-16-02942-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

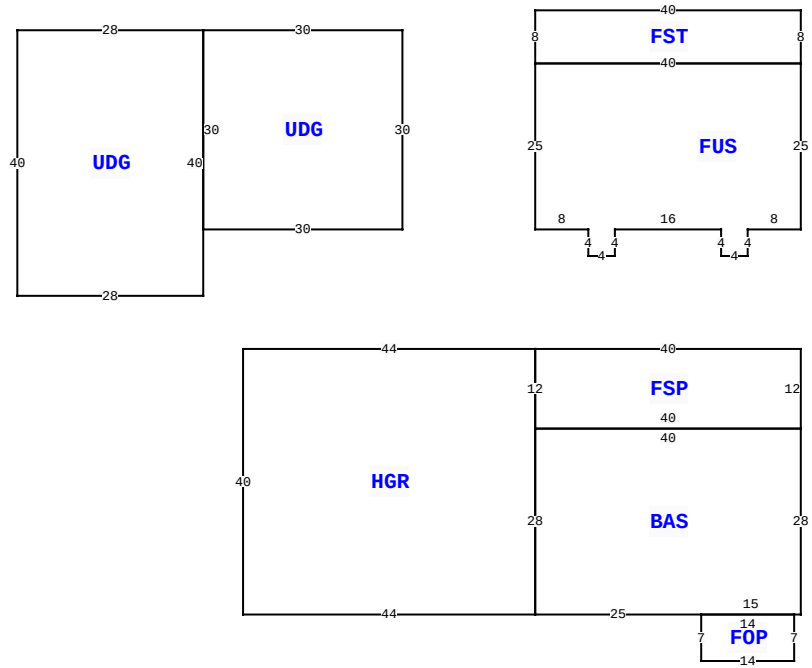
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	90,819
FOP	98	30		29	2,352
FSP	480	40		192	15,569
FST	320	55		176	14,272
FUS	1,032	100		1,032	83,682
HGR	1,760	45		792	64,222
UDG	900	55		495	40,138
UDG	1,120	55		616	49,950
TOTALS	6,830			4,452	361,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,452	107.2550	120.13	534,819	1999	1999	0	0	0	32.50	67.50

1 SINGLE FAM 100% - 2021 Heated Area: 2152 HX Base Yr 2021



161 SW SKYHAWK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		361,003
TOTAL MARKET OB/XF VALUE		8,416
TOTAL LAND VALUE - MARKET		52,000
TOTAL MARKET VALUE		421,419
SOH/AGL Deduction		41,594
ASSESSED VALUE		379,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		329,103
TOTAL JUST VALUE		421,419
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37498	ADDN SFR	241	11/30/2018
19683	GARAGE	169	06/25/2002
13768	SFR	345	03/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/2660	10/01/2020	WD	Q	I	01	350,000
GRANTOR: DONNA M LYNCH						
GRANTEE: CHRISTOPHER T & APR						
1270/1357	2/25/2014	WD	U	I	19	225,000
GRANTOR: VICTOR LANDAU AS PR O						
GRANTEE: E DOUGLAS LYNCH JR						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W40 S12 E40$ BAS= W40 HGR= N12 W44 S40 E44 N28$ S28 E25 FOP= S7 E14 N7 W14$ E15 N28$ PTR= N30 FUS= N25 FST= N8 W40 S8 E40$ W40 S25 E8 S4 E4 N4 E16 S4 E4 N4 E8$ S30$ PTR= N30 W60 UDG= N30 W30 UDG= W28 S40 E28 N40$ S30 E30$ S30 E60$.

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	100	0	0	4,012.00	UT	2.00	2.00	100	2002	2002	3	100	8,024	
2	0166	CONC,PAVMT	0	100	7	28	196.00	UT	2.00	2.00	100	2019	2019	3	100	392	

LAND DESCRIPTION

TOTAL OB/XF 8,416

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	2.00	AC		1.00	1.00	1.00	26,000.00	26,000.00	52,000							

REVIEW DATE 10/17/2023 BY JB Total Acres: 2.00 Total Land Value: 52,000 Market: 0 Agricultural: 0 Common: 52,000 PRINTED 11/07/2025 BY SYS