

LOT 18 LAKEWOOD ACRES S/D & THE
LOT 19 AS DESC ORB 743-139.

BIRD PAUL D JR/BIRD SANDRA L
246 NW FLINTLOCK GLN
LAKE CITY, FL 32055

2026

21-3S-16-02216-009



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 100	0100	01	3,277	105.7350	118.42	388,062	1984	1984	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 0													Heated Area: 2019													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 60																											
Interior Floo	06	VINYL ASB 40																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3 100																											
Frame	01	NONE 100																											
Stories	1.5	1.5 100																											
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																01													
NEIGHBORHOOD/LOC	21316.020 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,389	100		1,389	106,915																								
FOP	56	30		17	1,308																								
FOP	450	30		135	10,392																								
FUS	630	100		630	48,493																								
UDG	864	55		475	36,563																								
UDG	864	55		475	36,563																								
UOP	778	20		156	12,008																								
TOTALS	5,031			3,277	252,240																								
EXTRA FEATURES						246 NW FLINTLOCK GLN, LAKE CITY																							
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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000													
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1984	1984	3	30	10,752													
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800													
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,200													
TOTAL OB/XF 14,752																													
LAND DESCRIPTION																													
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												
1	0100	C	SFR	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000												
2	9630	C	SWAMP	0			0.00	0.00	2.52	AC		1.00	1.00	1.00	270.00	270.00	680												
REVIEW DATE 02/08/2023 BY KS Total Acres: 9.52 Total Land Value: 63,680 Market: 0 Agricultural: 0 Common: 63,680 PRINTED 11/07/2025 BY SYS																													

VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

252,240

14,752

63,680

330,672

3,432

327,240

0

327,240

330,672

0

330,672

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000054369

Roof Replacement

18,900

10/30/2025

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1490/1065

5/10/2023

LE U

I

14

100

GRANTOR: BIRD PAUL D JR

GRANTEE: BIRD PAUL D JR (ENH)

BUILDING DIMENSIONS

BAS= W21 S2 W20 S18 FOP= S23E45 N8 W39 N15 W6\$ E6 S15 E39

N21FOP= N14 W4 S14 E4\$ W4 N14\$ UOP= E4 N20 W18 S6 W27 S16 E20

N2 E21\$ PTR=N40 FUS= N14 W45 S14 E45\$ S40 \$ PTR=E40 UDG= E36

N24 W36 S24\$ W40\$ PTR=E50N30 UDG= N24 W36 S24 E36\$ W50 S30\$.

BUILDING NOTES