BEG SW COR LOT 17, RUN N
394.39 FT, E 74.26 FT, SE 25
DEG 130 FT, E 65 FT, CONT E

SEDENQUIST JENNIFER L
245 NW FLINTLOCK GLN
LAKE CITY, FL 32055

2026

21-3S-16-02216-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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

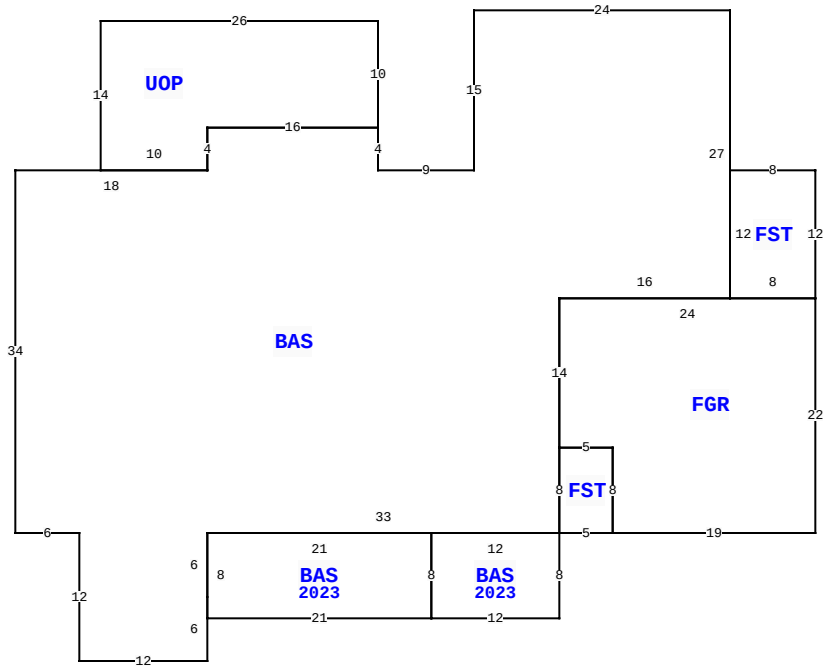
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,494	100		2,494	193,016
BAS	96	100	2023	96	7,430
BAS	168	100	2023	168	13,002
FGR	488	55		268	20,741
FST	40	55		22	1,703
FST	96	55		53	4,102
UOP	300	20		60	4,643
TOTALS	3,682			3,161	244,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,161	100.5100	112.57	355,834	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2017 Heated Area: 2758 HX Base Yr 2017



245 NW FLINTLOCK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		244,636
TOTAL MARKET OB/XF VALUE		17,651
TOTAL LAND VALUE - MARKET		31,968
TOTAL MARKET VALUE		294,255
SOH/AGL Deduction		81,245
ASSESSED VALUE		213,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		162,288
TOTAL JUST VALUE		294,255
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,003

LAND:1:1: LOW AREA ON LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054289	Roof Replacement	21,730	10/21/2025
000042180	Electrical Servic	0	06/18/2021
16537	SFR	425	01/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/2418	4/22/2016	WD	Q	I	01	189,857
GRANTOR: LINDA H GREENE						
GRANTEE: JENNIFER L SEDENQUI						
0895/0629	1/12/2000	WD	Q	V		12,500
GRANTOR: L HADLEY						
GRANTEE: ROY & LINDA GREENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 S15 W9 N4 W16 S4 W18 S34 E6 S12 E12 N6 N6 E33 N8 N14 E16 N27 $
FGR=[ORIG=-16,41] E5 S8 E19 N22 W24 S14 $
UOP=[ORIG=-33,11] N10 W26 S14 E10 N4 E16 $
BAS=[YR=2023;ORIG=-49,49] E21 S8 W21 N8 $
FST=[ORIG=0,27] E8 N12 W8 S12 $
BAS=[YR=2023;ORIG=-28,49] E12 S8 W12 N8 $
FST=[ORIG=-16,49] E5 N8 W5 S8 $
.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,034.00	UT	1.50	1.50	100	2000	2000	3	100	1,551	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2021		100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2021		100	200	
6	0030	BARN,MT	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 17,651

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		A-1	0.00	0.00	2.96	AC		1.00	1.00	0.90	12,000.00	10,800.00	31,968							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.96 Total Land Value: 31,968 Market: 0 Agricultural: 0 Common: 31,968 PRINTED 11/07/2025 BY SYS