

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,

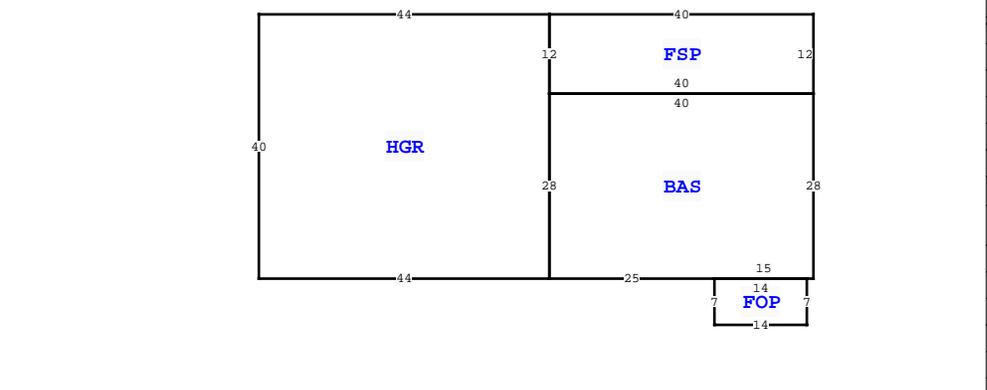
SEDLAK CHRISTOPHER T/SEDLAK APRIL D
161 SW SKYHAWK DR
LAKE CITY, FL 32025-5122

2026

12-4S-16-02942-011

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	122.27	544,346	1999	1999	0	0	32.50	67.50



Quality					
DOR CODE	MAP NUM				
05 05	0100 SINGLE FAMILY				
06	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	92,436
FOP	98	30		29	2,394
FSP	480	40		192	15,846
FST	320	55		176	14,526
FUS	1,032	100		1,032	85,174
HGR	1,760	45		792	65,366
UDG	900	55		495	40,854
UDG	1,120	55		616	50,840
TOTALS	6,830			4,452	367,434

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			367,434
TOTAL MARKET OB/XF VALUE			8,416
TOTAL LAND VALUE - MARKET			52,000
TOTAL MARKET VALUE			427,850
SOH/AGL Deduction			49,131
ASSESSED VALUE			378,719
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			327,308
TOTAL JUST VALUE			427,850
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

EXTRA FEATURES															
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	0166	CONC, PAVMT	0	100	0	0		2.00	100	2002	2002	3	100	8,024	
2	0166	CONC, PAVMT	0	100	7	28		2.00	100	2019	2019	3	100	392	

TOTAL OB/XF												8,416												
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	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							

BUILDING NOTES	
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\$.	

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\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	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							