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

2027

21-3S-16-02216-009

BUILDING CHARACTERISTICS

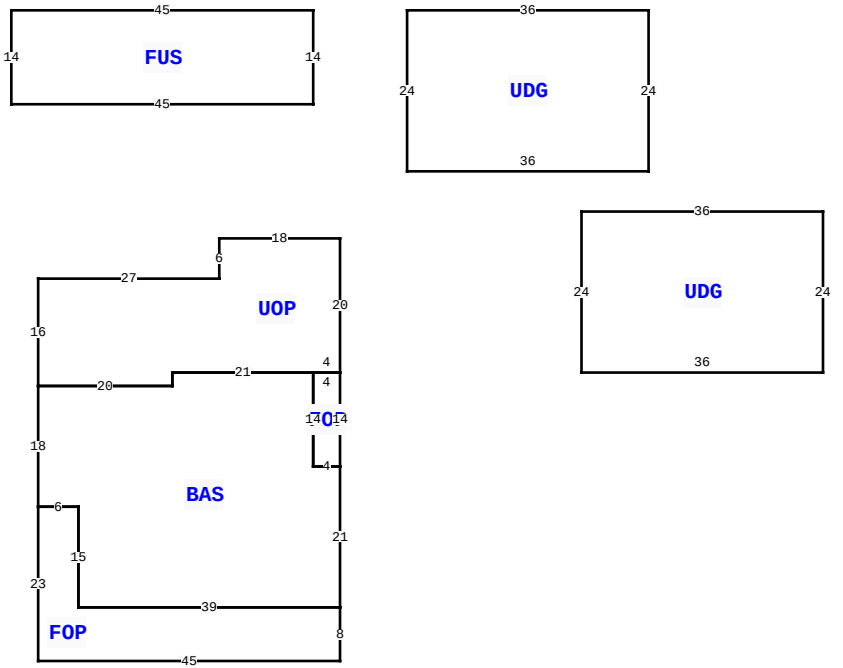
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	06	VINYL ASB 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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		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	1,389	100		1,389	105,011
FOP	56	30		17	1,285
FOP	450	30		135	10,206
FUS	630	100		630	47,629
UDG	864	55		475	35,911
UDG	864	55		475	35,911
UOP	778	20		156	11,794
TOTALS	5,031			3,277	247,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,277	105.7350	116.31	381,148	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2019 HX Base Yr



246 NW FLINTLOCK GLN, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	247,746
TOTAL MARKET OB/XF VALUE	14,752
TOTAL LAND VALUE - MARKET	67,180
TOTAL MARKET VALUE	329,678
SOH/AGL Deduction	0
ASSESSED VALUE	329,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,678
TOTAL JUST VALUE	329,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,172

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 NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 14,752

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	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							
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: 67,180 Market: 0 Agricultural: 0 Common: 67,180 PRINTED 11/17/2026 BY SYS