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

2027

21-3S-16-02216-013

BUILDING CHARACTERISTICS

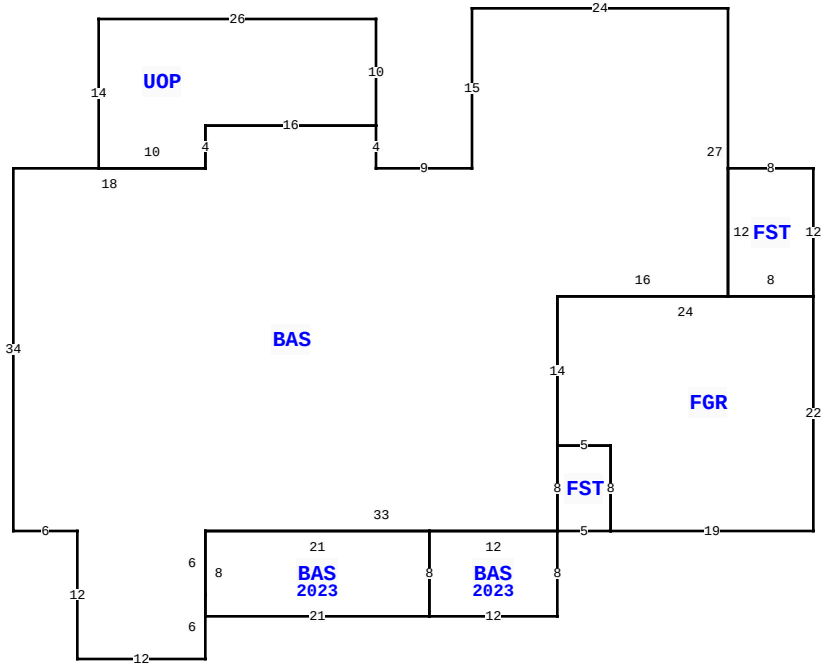
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	189,569
BAS	96	100	2023	96	7,297
BAS	168	100	2023	168	12,770
FGR	488	55		268	20,371
FST	40	55		22	1,672
FST	96	55		53	4,029
UOP	300	20		60	4,561
TOTALS	3,682			3,161	240,268

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	110.56	349,480	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	04/21/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	240,268
TOTAL MARKET OB/XF VALUE	17,651
TOTAL LAND VALUE - MARKET	37,296
TOTAL MARKET VALUE	295,215
SOH/AGL Deduction	76,453
ASSESSED VALUE	218,762
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	167,351
TOTAL JUST VALUE	295,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,583

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 $
.

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	14,000.00	12,600.00	37,296							

REVIEW DATE 02/08/2023 BY KS Total Acres: 2.96 Total Land Value: 37,296 Market: 0 Agricultural: 0 Common: 37,296 PRINTED 11/17/2026 BY SYS