

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

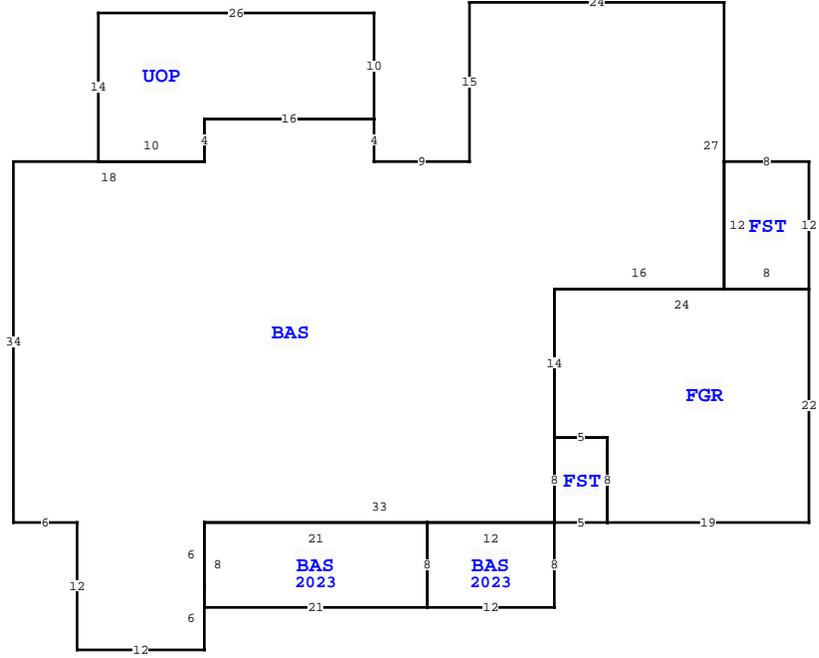
2026

21-3S-16-02216-013



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,494	100	
BAS	96	100	2023
BAS	168	100	2023
FGR	488	55	
FST	40	55	
FST	96	55	
UOP	300	20	
TOTALS	3,682		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2017	114.58	362,187	2000	2000	0	0	0	31.25
Heated Area: 2758 HX Base Yr 2017											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			249,004
TOTAL MARKET OB/XF VALUE			17,651
TOTAL LAND VALUE - MARKET			37,296
TOTAL MARKET VALUE			303,951
SOH/AGL Deduction			91,561
ASSESSED VALUE			212,390
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			160,979
TOTAL JUST VALUE			303,951
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2000
2	0166	CONC, PAVMT	0	100	0	1,034.00	UT	1.50	1.50	100	2000
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2021
4	0294	SHED WOOD/	0	100	0	1.00	UT	200.00	200.00	100	2021
5	0294	SHED WOOD/	0	100	0	1.00	UT	200.00	200.00	100	2021
6	0030	BARN, MT	0	100	0	1.00	UT	10,000.00	10,000.00	100	2023

TOTAL OB/XF											
17,651											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/21/2026	MLU							

BUILDING NOTES											
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 \$											

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											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	2.96	AC	1.00