

SEDEMOUST Jennifer  
 245 NW FLINTLOCK GLN  
 LAKE CITY, FL 32055

2026

21-38-16-022-16-013

394.39 FT. E 74.26 FT. S8 25 DEG 130 FT. E 65 FT. CONT E

**BUILDING CHARACTERISTICS**

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	AVERAGE 100
Roof Structure	05	GABLE/HIP 100
Roof Cover	03	COMP SINGEL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDPL 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
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

**MARKET ADJUSTMENTS**

TYPE	INDL	EFF. AREA	TOT ADJPTS	EFF. BASE RATE	REPL. COST NEW	AVG	EYB	ECON	FACT	NORM	% COND
0100	01	3,161	100.5100	112.57	355,834	2000	2000	0	0	31.25	68.75

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

**VALUATION SUMMARY**

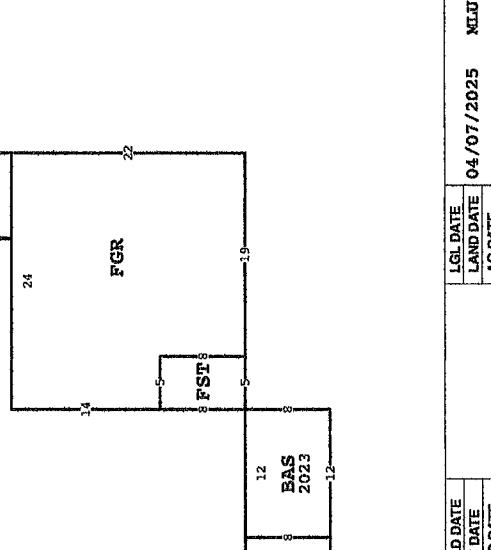
TOTAL MARKET VALUE	244,636
TOTAL LAND VALUE - MARKET	31,968
TOTAL MARKET VALUE	284,255
SCH/AGL Deduction	81,245
ASSESSED VALUE	213,010
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	162,288
TOTAL JUST VALUE	284,255
INCOME VALUE	0
PREVIOUS YEAR MKT VALUE	299,003

LAND: 1:1: LOW AREA ON LOT

**SALES DATA**

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1313/2418	4/22/2016	WD	Q	I	01	189,857

GRANTOR: LINDA H GREENE  
 GRANTEE: JENNIFER L SEDEMOUST  
 0895/0629 1/12/2000 WD Q V  
 GRANTOR: L HADLEY  
 GRANTEE: ROY & LINDA GREENE



**EXTRA FEATURES**

L	N	OBXF	DESCRIPTION	BDCAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	Q	NOTES
1	0190	FPIC	PF	0	100	0	1,00	UT	1,200.00	1,200.00	100	2000	2000	100	3	
2	0166	CONC, PAVMT		0	100	0	1,034.00	UT	1.50	1,551	100	2000	2000	100	3	
3	0104	GENERATOR		0	100	0	1.00	UT	6,000.00	4,500	100	2021	2021	75		
4	0294	SHED WOOD/		0	100	0	1.00	UT	200.00	200	100	2021	2021	100		
5	0294	SHED WOOD/		0	100	0	1.00	UT	200.00	200	100	2021	2021	100		
6	0030	BARN, MT		0	100	0	1.00	UT	10,000.00	10,000	100	2023	2022	100		

**VALUATION SUMMARY**

TOTALS	3,682	3,161	244,636
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**BUILDING NOTES**

BAS=[ORIG=0,0] W24 S15 W9 M4 W16 S4 W18 S34 S6 S12 E12 N6 N6  
 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	USE CODE	CLS	DESCRIPTION	CAP	R	LOC ZONE	FRONT DEPTH	TOT LND UTS	ADJ UNIT PRICE	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	10100	C	SFR	100	A-1	0.00	0.00	2.96 AC	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** 10/15/2025 **BY** SYS