LOT 49 EMERALD COVE S/D PHS 2.
WD 1076-1210, QC 1117-368, WD 13

GLD PROPERTY, LLC
169 SW DUSK GLN
LAKE CITY, FL 32024

2026

33-3S-16-02438-149

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

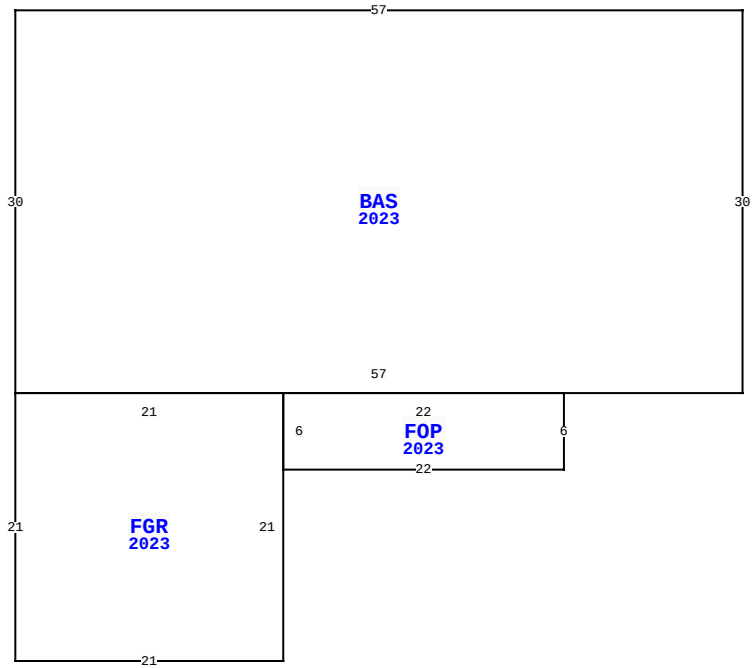
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,710	100	2023	1,710	224,773
FGR	441	55	2023	243	31,942
FOP	132	30	2023	40	5,258
TOTALS	2,283			1,993	261,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,993	122.8920	137.64	274,317	2022	2022	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2023 Heated Area: 1710 HX Base Yr



239 SW FIELDSTONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	261,973
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	300,573
SOH/AGL Deduction	0
ASSESSED VALUE	300,573
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,573
TOTAL JUST VALUE	300,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000040379	New Residential C	160,000	08/18/2020
40379	SFR	0	08/18/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/730	11/09/2022	WD	U	V	11	100
GRANTOR: DAVID JAMES E SR						
GRANTEE: GLD PROPERTY, LLC						
1406/0563	2/21/2020	WD	Q	V	01	25,000
GRANTOR: CODY BARRS						
GRANTEE: DAVID E SR & LORA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=21,15] E57 S30 W57 N30 $
FGR=[YR=2023;ORIG=21,45] E21 S21 W21 N21 $
FOP=[YR=2023;ORIG=42,45] E22 S6 W22 N6 $
.

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	0166	CONC,PAVMT	0	0	0	0	1,200.00	UT	3.00	3.00	100	2023	2022		100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS