LOT 50 EMERALD COVE S/D PHS 2.
WD 1081-2363, WD 1199-71, WD 137

WEATHERLY GLEN VAN/WEATHERLY TAVIA
265 SW FIELDSTONE CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-150

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

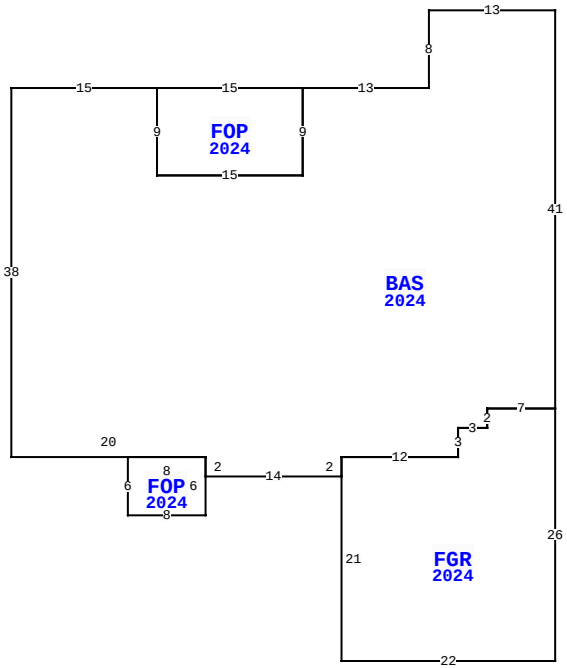
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,081	100	2024	2,081	309,945
FGR	506	55	2024	278	41,405
FOP	48	35	2024	17	2,532
FOP	135	35	2024	47	7,000
TOTALS	2,770			2,423	360,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	02	2,423	135.7000	151.98	368,248	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2081 HX Base Yr 2024



265 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		360,883
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		399,123
SOH/AGL Deduction		0
ASSESSED VALUE		399,123
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,401
TOTAL JUST VALUE		399,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		402,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044661	New Residential C	340,000	06/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/2004	4/05/2022	WD	U	V	37	35,000
GRANTOR: GIBRALTAR CONTRACTING						
GRANTEE: WEATHERLY GLEN VAN						
1374/1389	12/14/2018	WD	Q	V	05	126,000
GRANTOR: MARK A MAGSTADT						
GRANTEE: GIBRALTAR CONTRACTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=-10,-13] W13 S8 W13 S9 W15 N9 W15 S38 E20 S2 E14 N2 E12 N3 E3 N2 E7 N41 $
FGR=[YR=2024;ORIG=-10,28] W7 S2 W3 S3 W12 S21 E22 N26 $
FOP=[YR=2024;ORIG=-51,-5] E15 S9 W15 N9 $
FOP=[YR=2024;ORIG=-54,33] E8 S6 W8 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	100	0	0	1,080.00	UT	3.00	3.00	100	2024	2023		100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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		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 10/31/2023 BY HC Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS