LOT 51 EMERALD COVE S/D PHS 2.
WD 1078-2659, WD 1124-1623

MCMILLAN JOHN/MCMILLAN JENNIFER
301 SW FIELDSTONE CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-151

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

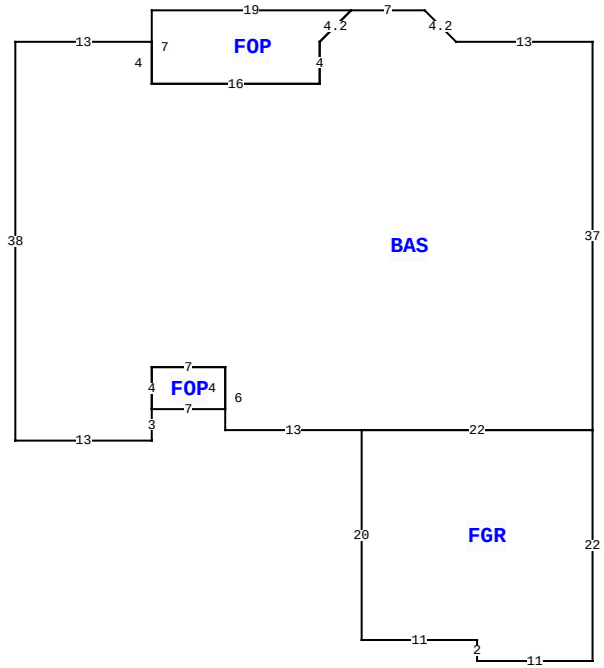
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,972	100		1,972	237,269
FGR	462	55		254	30,561
FOP	28	30		8	963
FOP	117	30		35	4,212
TOTALS	2,579			2,269	273,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,269	131.0067	146.73	332,930	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2008 Heated Area: 1972 HX Base Yr 2008



301 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		273,003
TOTAL MARKET OB/XF VALUE		11,126
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		319,129
SOH/AGL Deduction		111,131
ASSESSED VALUE		207,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,276
TOTAL JUST VALUE		319,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25350	SFR	591	01/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1124/1623	7/06/2007	WD	Q	I		240,000
GRANTOR: ISAAC HOLDINGS INC						
GRANTEE: JOHN & JENNIFER MCM						
1078/2659	3/24/2006	WD	Q	V		135,000
GRANTOR: D D P CORPORATION						
GRANTEE: ISAAC HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 U3 L3 W7 FOP= W19 S7 E16 N4 R3 U3 $ D3 L3 S4 W16 N4 W13 S38 E13 N3 FOP= E7 N4 W7 S4$ N4 E7 S6 E13 FGR= S20 E11 S2 E11 N22 W22$ E22 N37$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,042.00	UT	3.00	3.00	100	2007	2007	3	100	6,126	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,126

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 06/14/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS