

LOT 55 EMERALD COVE S/D PHS 2.  
WD 1075-1556. WD 1075-2632.

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385 SW FIELDSTONE CT  
LAKE CITY, FL 32024

2026

33-3S-16-02438-155



| BUILDING CHARACTERISTICS |                    |                |      |              |                      |
|--------------------------|--------------------|----------------|------|--------------|----------------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |      |              |                      |
| Exterior Wall            | 19                 | COMMON BRK 100 |      |              |                      |
| Roof Structure           | 08                 | IRREGULAR 100  |      |              |                      |
| Roof Cover               | 03                 | COMP SHNGL 100 |      |              |                      |
| Interior Wall            | 05                 | DRYWALL 100    |      |              |                      |
| Interior Floor           | 14                 | CARPET 80      |      |              |                      |
| Interior Floor           | 12                 | HARDWOOD 20    |      |              |                      |
| Air Condition            | 03                 | CENTRAL 100    |      |              |                      |
| Heating Type             | 04                 | AIR DUCTED 100 |      |              |                      |
| Bedrooms                 | 4                  | 100            |      |              |                      |
| Bathrooms                | 3                  | 100            |      |              |                      |
| Frame                    | 02                 | WOOD FRAME 100 |      |              |                      |
| Stories                  | 1.                 | 1. 100         |      |              |                      |
| Architectual Units       | 05                 | CONV 100       |      |              |                      |
|                          | 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                      | 2,612              | 100            |      | 2,612        | 305,205              |
| FGR                      | 728                | 55             |      | 400          | 46,739               |
| FOP                      | 152                | 30             |      | 46           | 5,375                |
| FOP                      | 186                | 30             |      | 56           | 6,544                |
| PTO                      | 490                | 5              |      | 24           | 2,805                |
| TOTALS                   | 4,168              |                |      | 3,138        | 366,629              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |     |             |             |                   |                |      |      |                 |      |   |       |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|---|-------|--------|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT |   | NORM  | % COND |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 01  | 3,138       | 125.6926    | 140.78            | 441,768        | 2008 | 2008 | 0               | 0    | 0 | 17.00 | 83.00  |
| 1 SINGLE FAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     | 100% - 2009 |             | Heated Area: 2612 |                |      |      | HX Base Yr 2009 |      |   |       |        |
| <p>The diagram shows a floor plan with four labeled areas: BAS (Basement), FGR (Garage), FOP (Front Porch), and PTO (Patio). The dimensions for each area and the connecting paths are as follows:</p> <ul style="list-style-type: none"><li><b>BAS:</b> A large central area with a width of 37 and a height of 31.</li><li><b>FGR:</b> A rectangular area on the right with a width of 26 and a height of 28.</li><li><b>FOP:</b> A rectangular area at the bottom with a width of 31 and a height of 6.</li><li><b>PTO:</b> A rectangular area at the top with a width of 35 and a height of 14.</li></ul> <p>The connections between these areas are defined by the following dimensions:</p> <ul style="list-style-type: none"><li>From the left side of BAS to the left side of PTO: 18.</li><li>From the bottom of PTO to the top of FOP: 19.</li><li>From the right side of FOP to the right side of BAS: 13.</li><li>From the right side of BAS to the left side of FGR: 28.</li><li>From the bottom of FGR to the bottom of FOP: 13.</li><li>From the right side of BAS to the right side of FGR: 28.</li><li>From the top of FGR to the top of PTO: 32.</li></ul> |     |             |             |                   |                |      |      |                 |      |   |       |        |