LOT 66 EMERALD COVE S/D PHS 1.
WD 1062-2214, WD 1093-1637, CT 1

GERONA BRIAN ROMANO/GERONA CARLA ELLYN
176 SW FIELDSTONE CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-166

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

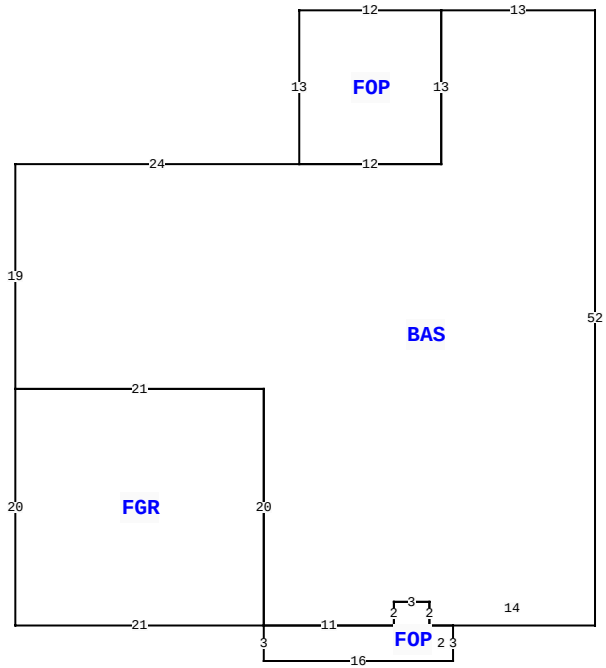
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	1,654	100		1,654	187,309
FGR	420	55		231	26,160
FOP	54	30		16	1,812
FOP	156	30		47	5,323
TOTALS	2,284			1,948	220,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,948	124.8324	139.81	272,350	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2022 Heated Area: 1654 HX Base Yr 2022



176 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		220,604
TOTAL MARKET OB/XF VALUE		3,818
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,422
SOH/AGL Deduction		100,100
ASSESSED VALUE		159,322
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		108,600
TOTAL JUST VALUE		259,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043745	Remodel	8,335	02/21/2022
24231	SFR	481	03/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/236	4/14/2021	WD	Q	I	01	210,000
GRANTOR: VIGUE STEVEN L						
GRANTEE: GERONA BRIAN ROMANO						
1268/2031	1/16/2014	WD	U	I	18	85,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: STEVEN L VIGUE (SIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S19 FGR= S20 E21 N20 W21$ E21 S20 FOP= S3 E16 N3 W2 N2 W3 S2 W11$ E11 N2 E3 S2 E14 N52 W13 FOP= W12 S13 E12 N13$ S13 W12$.

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	1,527.00	UT	2.50	2.50	100	2006	2006	3	100	3,818	

LAND DESCRIPTION

TOTAL OB/XF 3,818

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 JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/10/2025 BY SYS