LOTS 44 & 45 EMERALD COVE S/D
PHASE 1.

ADAMS DEKOVEN R/ADAMS CINDY D
117 SW FIELDSTONE CT
LAKE CITY, FL 32024

2026

33-3S-16-02438-144

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

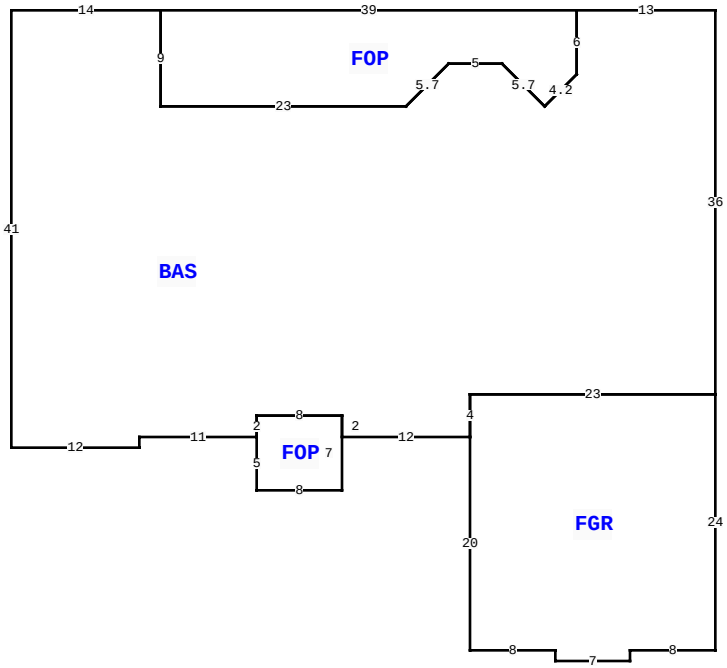
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,234	100		2,234	240,979
FGR	559	55		307	33,115
FOP	56	30		17	1,834
FOP	311	30		93	10,032
TOTALS	3,160			2,651	285,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,651	126.5000	144.21	382,301	2007	2007	0	0	0	25.20	74.80

1 SINGLE FAM 100% - 2009 Heated Area: 2234 HX Base Yr 2009



117 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		285,961
TOTAL MARKET OB/XF VALUE		12,719
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		368,680
SOH/AGL Deduction		121,524
ASSESSED VALUE		247,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,745
TOTAL JUST VALUE		368,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24648	SFR	708	06/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1248/0859	1/22/2013	WD	U	V	37	15,900
GRANTOR: GATEWAY DEVELOPERS OF						
GRANTEE: DEKOVEN RAY & CYNTH						
1154/2353	7/16/2008	WD	Q	I		265,000
GRANTOR: GATEWAY DEVELOPER OF						
GRANTEE: DEKOVEN R & CINDY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W39 S9 E23 R4 U4 E5 D4 R4 R3 U3 N6$ S6 D3 L3 L4 U4 W5 D4 L4 W23 N9 W14 S41 E12 N1 E11 FOP= S5 E8 N7 W8 S2$ N2 E8 S2 E12 FGR= S20 E8 S1 E7 N1 E8 N24 W23 S4$ N4 E23 N36$.

EXTRA FEATURES

L N	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	1,673.00	UT	3.00	3.00	100	2007	2007	3	100	5,019	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
4	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 12,719

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							
2	9901	C	AC/XFOB	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: 1.02 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 05/11/2026 BY SYS