LOTS 40 & 46 EMERALD COVE S/D
PHS 1.

MATTISON RICKY L/MATTISON BARBARA
169 SW FIELDSTONE CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-146

BUILDING CHARACTERISTICS

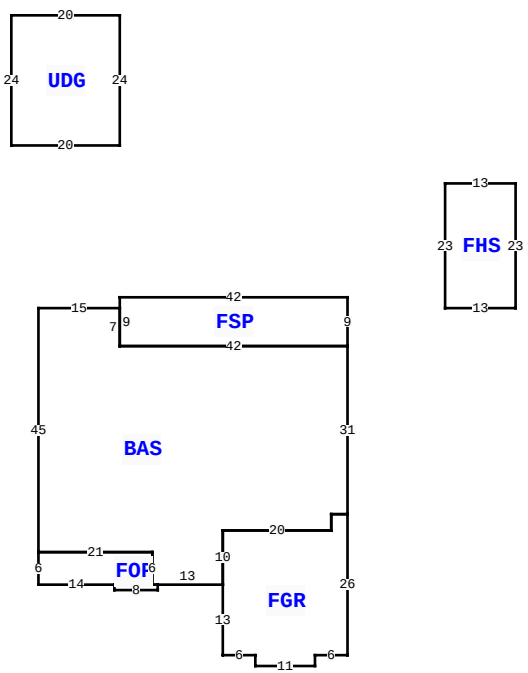
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,248	100		2,248	276,310
FGR	560	55		308	37,858
FHS	299	60		179	22,002
FOP	134	30		40	4,917
FSP	378	40		151	18,560
UDG	480	55		264	32,449
TOTALS	4,099			3,190	392,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,190	122.7904	135.07	430,873	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2017 Heated Area: 2547 HX Base Yr 2017



169 SW FIELDSTONE CT, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,731.00	UT	2.00	2.00	100	2016	2016	3	100	5,462	
3	0169	FENCE/WOOD	0	100	0	0	272.00	UT	15.50	15.50	100	2016	2016	3	100	4,216	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	392,094
TOTAL MARKET OB/XF VALUE	12,378
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	474,472
SOH/AGL Deduction	151,715
ASSESSED VALUE	322,757
TOTAL EXEMPTION VALUE	HX HB 13 322,757
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	474,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33885	SFR	1,046	03/23/2016
25276	SFR	680	12/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1958	9/13/2018	FJ	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEXINGTON ESTATES L						
1350/0513	12/11/2017	WD	U	V	11	100
GRANTOR: LEXINGTON ESTATES LLC						
GRANTEE: RICK & MARBARA MATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S45 FOP= S6 E14 S1 E8 N1 W1 N6 W21$ E21 S6 E13 FGR= S13 E6 S2 E11 N2 E6 N26 W3 S3 W20 S10$ N10 E20 N3 E3 N31 FSP= N9 W42 S9 E42$ W42 N7$ PTR= N30 UDG= N24 W20 S24 E20$ S30$ PTR= E60 FHS= E13 N23 W13 S23$ W60$.

LAND DESCRIPTION

TOTAL OB/XF 12,378

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							
2	0000	C	VAC RES	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: 1.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/16/2026 BY SYS