LOT 52 EMERALD COVE S/D PHS 2.

WD 1075-2622, WD 1086-602, WD 11

LAMPP NATHAN WAYNE
5720 PELICAN POINTE DR, APT 4
SEBASTIAN, FL 32958

2026

33-3S-16-02438-152

BUILDING CHARACTERISTICS

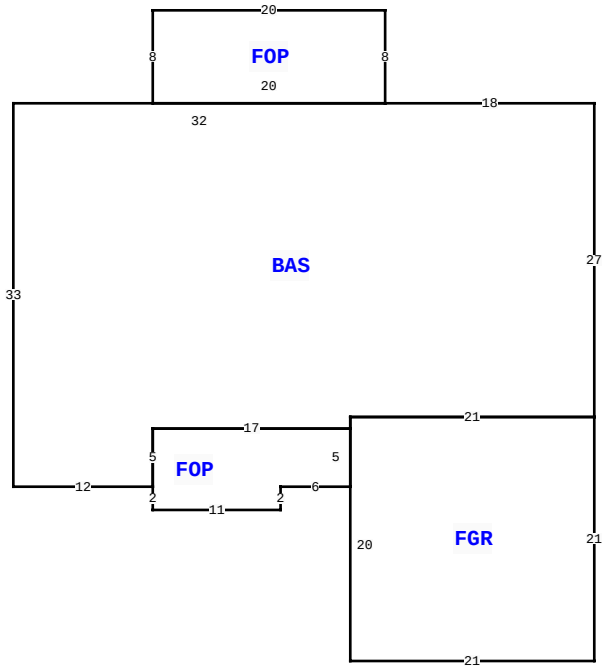
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,439	100		1,439	191,975
FGR	441	55		243	32,418
FOP	107	30		32	4,269
FOP	160	30		48	6,403
TOTALS	2,147			1,762	235,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	129.4700	145.01	255,508	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 0% - 2026 Heated Area: 1439 HX Base Yr



331 SW FIELDSTONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	235,067
TOTAL MARKET OB/XF VALUE	6,146
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	276,213
SOH/AGL Deduction	0
ASSESSED VALUE	276,213
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,213
TOTAL JUST VALUE	276,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35248	SFR	771	04/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1161	11/17/2017	WD	Q	I	01	182,900
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: NATHAN WAYNE LAMPP						
1331/0173	2/15/2017	WD	Q	V	01	8,000
GRANTOR: FREDERICK KOBERLEIN						
GRANTEE: 386 DEVELOPMENT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FOP= N8 W20 S8 E20$ W32 S33 E12 FOP= S2 E11 N2 E6 N5 W17 S5$ N5 E17 FGR= S20 E21 N21 W21 S1$ N1 E21 N27$.

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	0	0	0	1,323.00	UT	2.00	2.00	100	2017	2017	3	100	2,646	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 6,146

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	0		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 06/25/2026 BY SYS