LOT 60 EMERALD COVE S/D PHS 2.
WD 1078-1558, QC 1274-2258, QC 1

HUNTER ROBERT T/HUNTER BARBARA R
310 SW FIELDSTONE CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-160

BUILDING CHARACTERISTICS

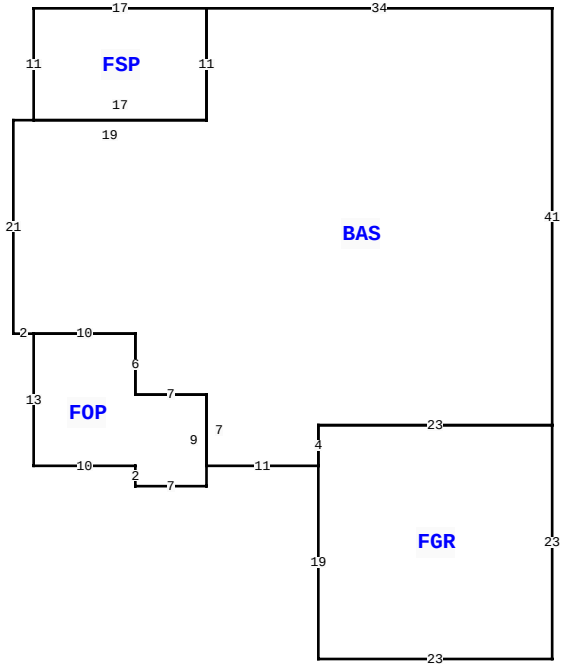
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,879	100		1,879	241,200
FGR	529	55		291	37,355
FOP	193	30		58	7,445
FSP	187	40		75	9,627
TOTALS	2,788			2,303	295,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,303	124.1460	136.56	314,498	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 1879 HX Base Yr 2026



310 SW FIELDSTONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1,461.00	UT	2.25	2.25	100	2020	2020	3	100	3,287	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
3	0031	BARN,MT AE	0	100	18	21	1.00	UT	3,402.00	3,402.00	100	2021	2020		100	3,402	
4	0296	SHED METAL	0	100	38	16	608.00	UT	18.00	18.00	100	2027	2026		100	10,944	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		295,628
TOTAL MARKET OB/XF VALUE		22,133
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		352,761
SOH/AGL Deduction		139,462
ASSESSED VALUE		213,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,888
TOTAL JUST VALUE		352,761
NCON VALUE		10,944
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054762	Storage Building	8,350	01/02/2026
41313	STORAGE		02/12/2021
37840	SFR	977	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/1732	3/28/2025	WD	Q	I	01	429,900
GRANTOR: DEAN DAWN L						
GRANTEE: HUNTER ROBERT T						
1418/1554	8/11/2020	WD	Q	I	01	262,500
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: DAWN L & BRANDILYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W34 S11 W19 S21 E2 E10 S6 E7 S7 E11 N4 E23 N41 $
FGR=[ORIG=-23,45] S19 E23 N23 W23 S4 $
FOP=[ORIG=-51,32] S13 E10 S2 E7 N9 W7 N6 W10 $
FSP=[ORIG=-34,0] W17 S11 E17 N11 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,133

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 07/08/2025 BY TP Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS