LOT 61 EMERALD COVE S/D PHS 2.

WD 1078-1558, QC 1274-2259, QC 1

CARVER MOLLY
290 SW FIELDSTONE CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-161

BUILDING CHARACTERISTICS

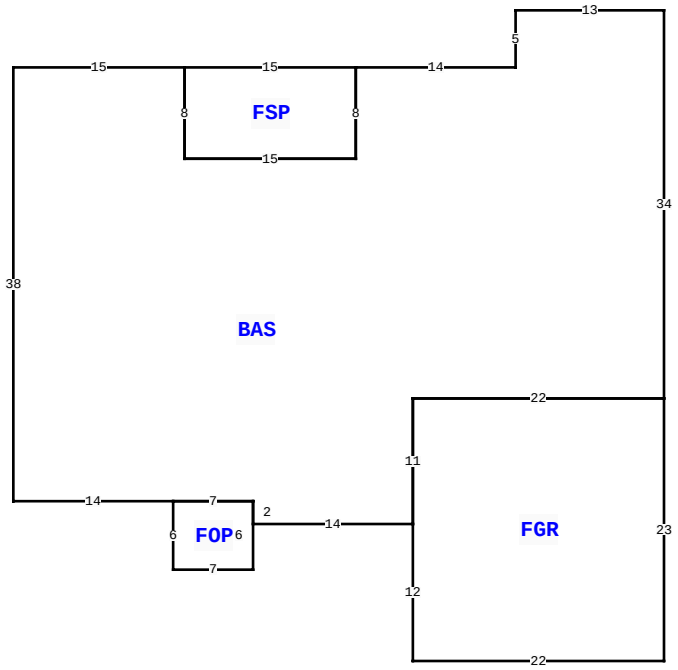
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,941	100		1,941	240,857
FGR	506	55		278	34,497
FOP	42	30		13	1,613
FSP	120	40		48	5,956
TOTALS	2,609			2,280	282,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	120.0078	132.01	300,983	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1941 HX Base Yr 2021



290 SW FIELDSTONE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	282,924
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	321,124
SOH/AGL Deduction	37,899
ASSESSED VALUE	283,225
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	231,814
TOTAL JUST VALUE	321,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37593	SFR	925	01/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/846	4/30/2026	WD	Q	I	01	395,000
GRANTOR: GATHRIGHT JESSE D						
GRANTEE: CARVER MOLLY						
1423/0184	10/27/2020	WD	Q	I	01	258,000
GRANTOR: DAVID K & SHARON E HA						
GRANTEE: JESSE D & JOANNA V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 S5 W14 S8 W15 N8 W15 S38 E14 E7 S2 E14 N11 E22 N34 $
FGR=[ORIG=-22,45] S12 E22 N23 W22 S11 $
FSP=[ORIG=-27,5] W15 S8 E15 N8 $
FOP=[ORIG=-43,43] S6 E7 N6 W7 $
.

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	1,600.00	UT	2.00	2.00	100	2019	2019	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 3,200

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 06/29/2026 BY TP Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS