LOT 62 EMERALD COVE S/D PHS 2.

WD 1078-1558, QC 1274-2260, QC

HUGHES LORI
264 SW FIELDSTONE CT
LAKE CITY, FL 32024

2027

33-3S-16-02438-162

BUILDING CHARACTERISTICS

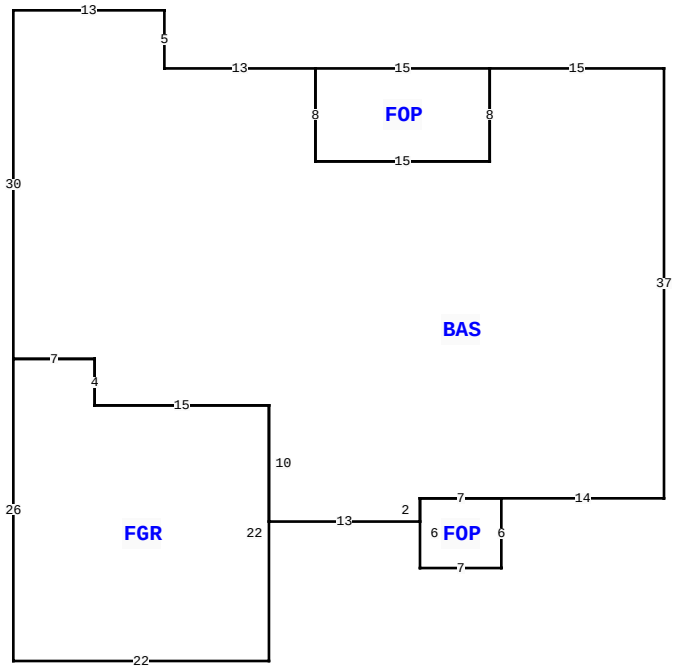
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	1,839	100		1,839	227,728
FGR	512	55		282	34,921
FOP	42	30		13	1,610
FOP	120	30		36	4,458
TOTALS	2,513			2,170	268,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	118.5030	130.35	282,860	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1839 HX Base Yr 2022



264 SW FIELDSTONE CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2021	2020		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		268,717
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		306,717
SOH/AGL Deduction		22,224
ASSESSED VALUE		284,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		233,082
TOTAL JUST VALUE		306,717
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39065	SFR	0	12/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1692	7/31/2020	WD	Q	I	01	256,500
GRANTOR: MF BUTLER HOMES LLC						
GRANTEE: LORI HUGHES						
1363/1487	6/27/2018	WD	Q	V	05	57,500
GRANTOR: BUILDING FUTURES LLC						
GRANTEE: MF BUTLER HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=121,10] W15 S8 W15 N8 W13 N5 W13 S30 E7 S4 E15 S10 E13 N2 E7 E14 N37 $FOP=[ORIG=91,10] E15 S8 W15 N8 $FOP=[ORIG=100,47] E7 S6 W7 N6 $FGR=[ORIG=87,39] W15 N4 W7 S26 E22 N22 $.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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 06/19/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS