LOT 55 EMERALD COVE S/D PHS 2.
WD 1075-1556. WD 1075-2632.

RUTAN MARY KATHRYN/RUTAN SEAN M
385 SW FIELDSTONE CT
LAKE CITY, FL 32024

2025

33-3S-16-02438-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

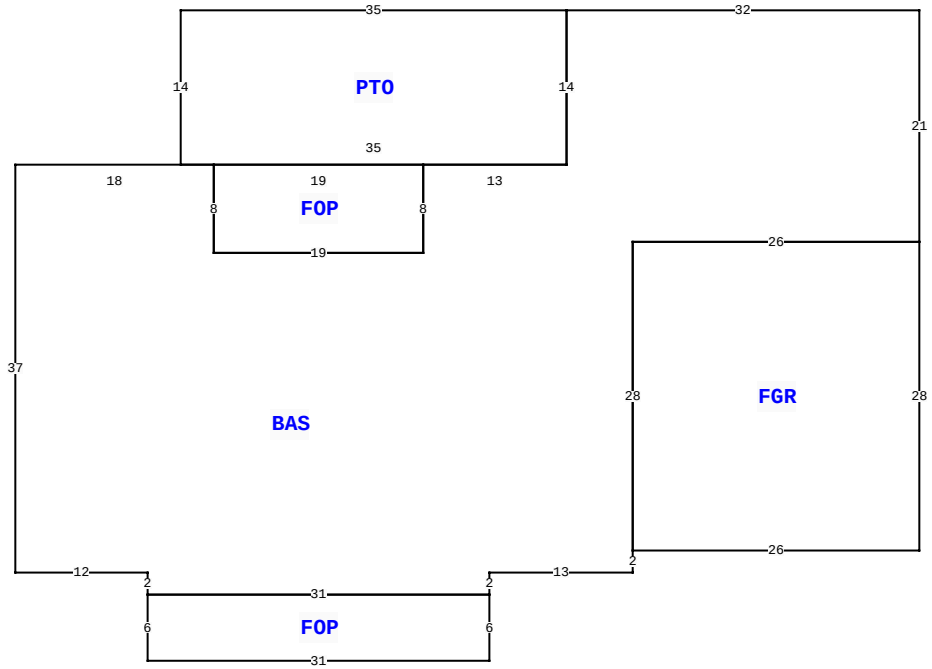
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,612	100	2,612	293,022
FGR	728	55	400	44,873
FOP	152	30	46	5,160
FOP	186	30	56	6,282
PTO	490	5	24	2,693
TOTALS	4,168		3,138	352,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,138	125.6926	131.98	414,153	2008	2008	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2009 Heated Area: 2612 HX Base Yr 2009



385 SW FIELDSTONE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		352,030
TOTAL MARKET OB/XF VALUE		7,360
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		389,390
SOH/AGL Deduction		129,687
ASSESSED VALUE		259,703
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,703
TOTAL JUST VALUE		389,390
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26711	SFR	1,057	02/04/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1923	11/20/2020	QC	U	I	30	100
GRANTOR: RUTAN MARY KATHRYN AK						
GRANTEE: RUTAN MARY KATHRYN						
1140/1111	1/08/2008	QC	Q	I	01	100
GRANTOR: ROBERT WAYNE HOLLINGS						
GRANTEE: MARY KATHRYN HOLLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= W35 S14 E35 N14$ S14 W13 FOP= W19 S8 E19 N8$ S8 W19 N8 W18 S37 E12 S2 FOP= S6 E31 N6 W31$ E31 N2 E13 N2 FGR= E26 N28 W26 S28$ N28 E26 N21$.

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	2,220.00	UT	3.00	3.00	100	2008	2008	3	100	6,660	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,360

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	30,000.00	30,000.00	30,000							

REVIEW DATE 06/14/2023 BY JB Total Acres: 0.52 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/30/2024 BY SYS