

LOT 67 EMERALD LAKES PHASE 2.  
814-2438,2440, LE 1439-485, WD 1

THORP RAYMOND M/THORP DEBRA J  
257 NW EMERALD LAKES DR  
LAKE CITY, FL 32055

2026

28-3S-16-02372-267



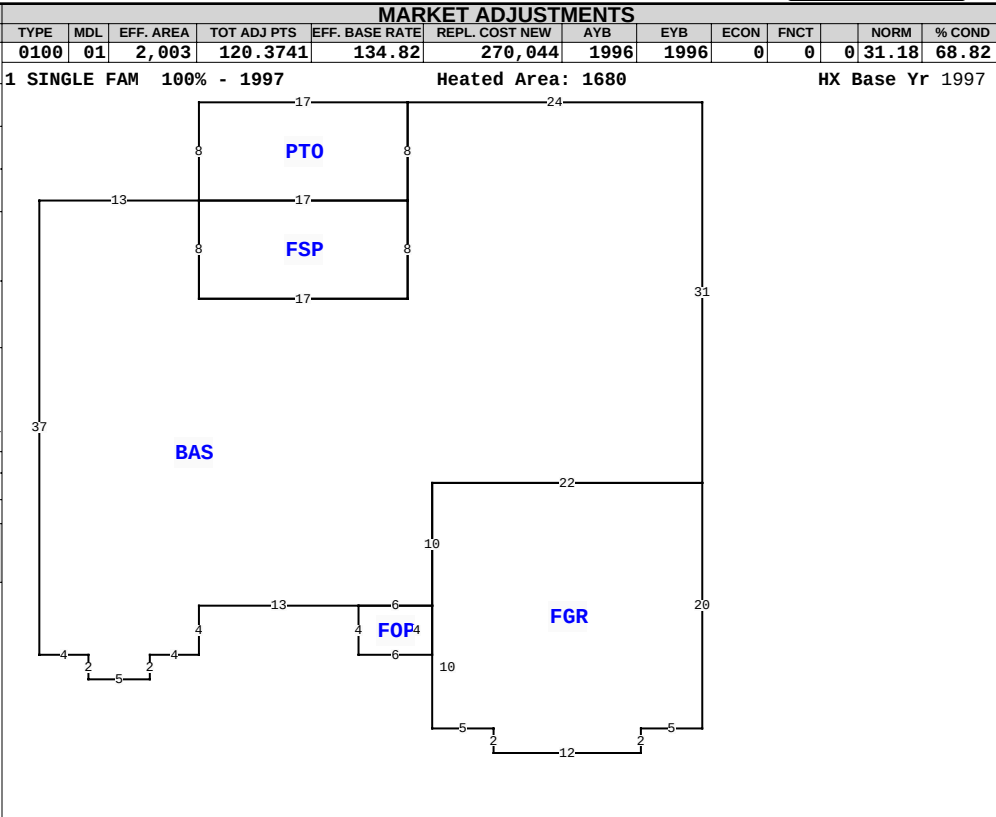
| BUILDING CHARACTERISTICS |    |
|--------------------------|----|
| ELEMENT                  | CD |
| Exterior Wall            | 19 |
| Exterior Wall            | 31 |
| Roof Structure           | 08 |
| Roof Cover               | 03 |
| Interior Wall            | 05 |
| Interior Floor           | 14 |
| Interior Floor           | 11 |
| Air Condition            | 03 |
| Heating Type             | 04 |
| Bedrooms                 | 3  |
| Bathrooms                | 2  |
| Frame                    | 01 |
| Stories                  | 1  |
| Architectural            | 05 |
| Units                    | 0  |
| Condition Adj            | 03 |
| Kitchen Adjus            | 01 |

|                  |      |
|------------------|------|
| Quality          | 06   |
| DOR CODE         | 0100 |
| MAP NUM          |      |
| NEIGHBORHOOD/LOC |      |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,680            | 100         |      | 1,680        | 155,876              |
| FGR       | 464              | 55          |      | 255          | 23,660               |
| FOP       | 24               | 30          |      | 7            | 650                  |
| FSP       | 136              | 40          |      | 54           | 5,010                |
| PTO       | 136              | 5           |      | 7            | 650                  |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,440 |  |  | 2,003 | 185,844 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0166       |
| 2              | 0294       |



|                                    |          |           |            |     |
|------------------------------------|----------|-----------|------------|-----|
| 257 NW EMERALD LAKES DR, LAKE CITY | BLD DATE | LGL DATE  | 04/03/2025 | MLU |
|                                    | XF DATE  | LAND DATE |            |     |
|                                    | INC DATE | AG DATE   |            |     |

| L N | 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  |       | 1.50           | 100       | 1996    | 1996        | 3 | 100    | 2,487           |       |
| 2   | 0294       | SHED WOOD/  | 0       | 100 | 10    | 12 |       | 7.50           | 75        | 1996    | 1996        | 3 | 75     | 675             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |          |        |         |            | 3,162          |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |
|                  |          |     |                      |     |     |          |       |       |             |             |     |          |        |         |            |                |        |

| COLUMBIA COUNTY PROPERTY  |              | PAGE 1 of 1 | 2       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 2 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 185,844 |
| TOTAL MARKET OB/XF VALUE  |              |             | 3,162   |
| TOTAL LAND VALUE - MARKET |              |             | 35,000  |
| TOTAL MARKET VALUE        |              |             | 224,006 |
| SOH/AGL Deduction         |              |             | 87,148  |
| ASSESSED VALUE            |              |             | 136,858 |
| TOTAL EXEMPTION VALUE     | HX HB        |             | 50,722  |
| BASE TAXABLE VALUE        |              |             | 86,136  |
| TOTAL JUST VALUE          |              |             | 224,006 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 226,923 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 10744      | SFR         | 290 | 02/12/1996 |

| SALES DATA                   |            |              |        |        |           |               |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
| 1501/2445                    | 10/27/2023 | WD           | U      | I      | 11        | 100           |
| GRANTOR: THORP RAYMOND M     |            |              |        |        |           |               |
| GRANTEE: THORP RAYMOND M     |            |              |        |        |           |               |
| 1439/485                     | 6/02/2021  | LE           | U      | I      | 14        | 100           |
| GRANTOR: THORP RAYMOND M     |            |              |        |        |           |               |
| GRANTEE: THORP CHRISTOPHER M |            |              |        |        |           |               |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                                                                                     |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS= W24 PTO= W17 S8 E17 N8\$ S8 FSP= W17 S8 E17 N8\$ S8 W17 N8 W13 S37 E4 S2 E5N2 E4 N4 E13 FOP= S4 E6 N4 W6\$ E6 FGR= S10 E5 S2E12 N2 E5 N20 W22 S10\$ N10 E22 N31\$. |  |