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

2027

28-3S-16-02372-267

BUILDING CHARACTERISTICS

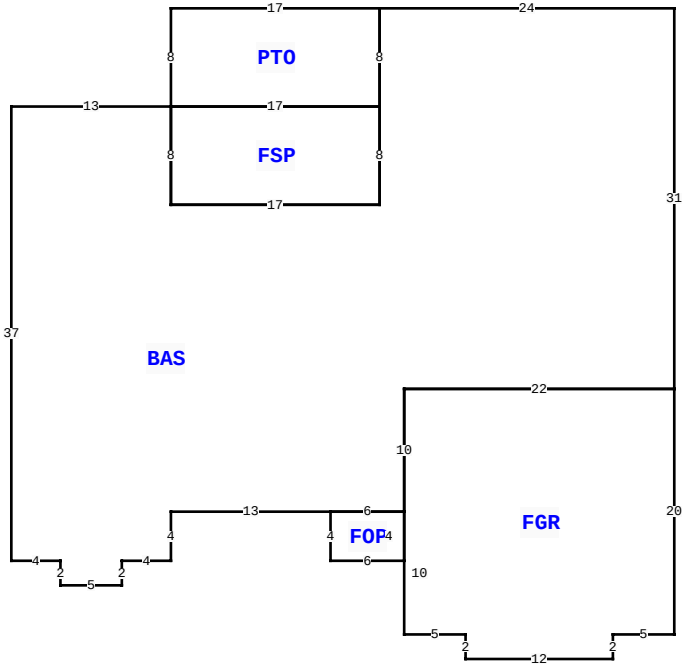
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	153,089
FGR	464	55		255	23,237
FOP	24	30		7	638
FSP	136	40		54	4,921
PTO	136	5		7	638
TOTALS	2,440			2,003	182,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,003	120.3741	132.41	265,217	1996	1996	0	0	0	31.18	68.82

1 SINGLE FAM 100% - 1997 Heated Area: 1680 HX Base Yr 1997



257 NW EMERALD LAKES DR, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		182,522
TOTAL MARKET OB/XF VALUE		3,162
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		220,684
SOH/AGL Deduction		80,130
ASSESSED VALUE		140,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,143
TOTAL JUST VALUE		220,684
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,006

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE 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$.

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	1,658.00	UT	1.50	1.50	100	1996	1996	3	100	2,487	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	75	1996	1996	3	75	675	

LAND DESCRIPTION

TOTAL OB/XF 3,162

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/04/2018 BY KR Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS