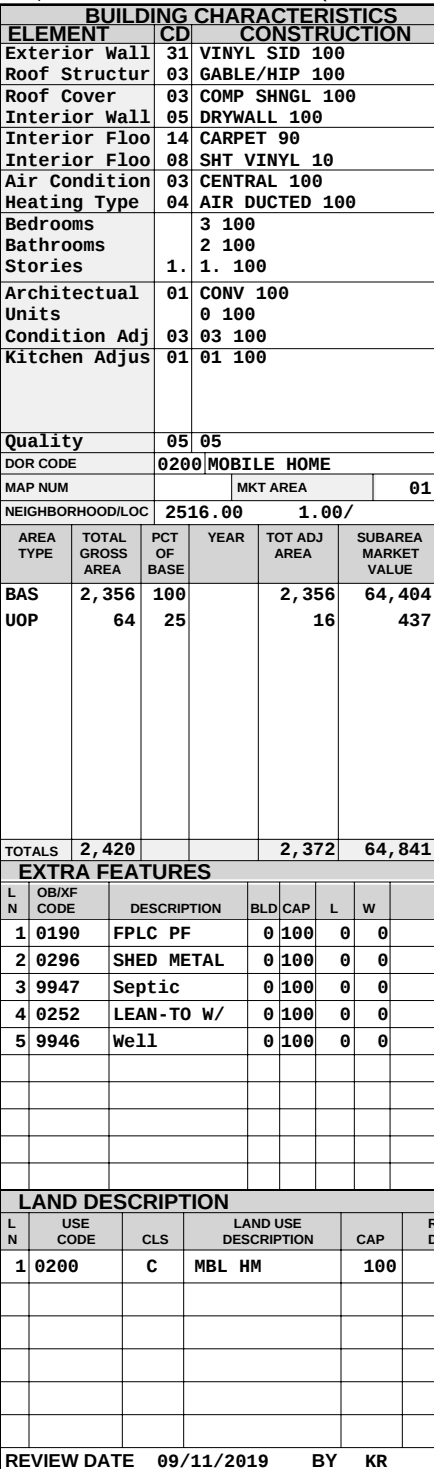


EGER FREDERICK K/EGER VALERIE J
251 SE PUMPKIN GLN
LAKE CITY, FL 32025

02-5S-16-03413-002



MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FUNCT	NORM	% COND
0800	02	2,372	113.9000	68.34	162,102	1998	1998	0	0	60.00	40.00

1 MOBILE HME100% - 2018Heated Area: 2356HX Base Yr 2018

8

8

UOP

8

56

20

31

31

76

BAS

281 SW LAGUNA GLN, LAKE CITY				BLD DATE					LGL DATE		04/25/2022		MLU	
				XF DATE					LAND DATE					
				INC DATE					AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES				
1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200					
1.00	UT	0.00	0.00	100	2019	2019	3	100	600					
1.00	UT	3,000.00	3,000.00	100			3	100	3,000					
1.00	UT	0.00	0.00	100	2019	2019	3	100	300					
1.00	UT	4,000.00	4,000.00	100			3	100	4,000					
TOTAL OB/XF									9,100					
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
		331.00	475.00	3.61	AC		1.00	1.00	1.00	9,000.00	9,000.00			
Total Acres: 3.61Total Land Value: 32,481Market: 0Agricultural: 0														

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		3
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 3					Tax Dist:			
BUILDING MARKET VALUE					64,841			
TOTAL MARKET OB/XF VALUE					9,100			
TOTAL LAND VALUE - MARKET					32,481			
TOTAL MARKET VALUE					106,422			
SOH/AGL Deduction					25,017			
ASSESSED VALUE					81,405			
TOTAL EXEMPTION VALUE					HX HB	50,722		
BASE TAXABLE VALUE					30,683			
TOTAL JUST VALUE					106,422			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					106,422			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0597		12/20/2017		WD	U	I	11	100
GRANTOR:FREDERICK K & VALERIE								
GRANTEE:FREDERICK K & VALER								
1333/1250		3/14/2017		WD	U	I	12	60,000
GRANTOR:US BANK TRUST, NA AS								
GRANTEE:FREDERICK K & VALER								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W20 UOP= N8 W8 S8 E8\$ W56 S31 E76 N31\$.								
AND LUE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
32,481								
Common: 32,481 PRINTED 11/19/2025 BY SYS								