

NE1/4 OF SW1/4 OF SW1/4.
ORB 380-220, 634-676,

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

2026

35-4S-17-09030-041



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Stories	1.	1. 100
Architectual	01	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM	MKT AREA 02	

NEIGHBORHOOD/LOC		35417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1, 344	100		1, 344	36, 578
FOP	440	35		154	4, 191
UOP	240	25		60	1, 633
UOP	360	25		90	2, 450

TOTALS		2,384			1,648	44,852
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0296	SHED METAL	0	100	20	24
2	0190	FPLC PF	0	100	0	0
3	9945	Well/Sept	0	100	0	0
4	0294	SHED WOOD/	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0102	C	SFR/MH	100	

REVIEW DATE 07/17/2017 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,648	113.4000	68.04	112,130	1977	1977	0	0	0	60.00
1 MOBILE HME 100% - 0											
Heated Area: 1344											
HX Base Yr											

251 SE PUMPKIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/07/2025	
		MLU	

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		44,852	
TOTAL MARKET OB/XF VALUE		12,900	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		152,752	
SOH/AGL Deduction		85,525	
ASSESSED VALUE		67,227	
TOTAL EXEMPTION VALUE		HX HB 42,227	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		152,752	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,752	

BLDG:1:1: NORMANDY MH			
SALE:1:1: INCLUDES 1977 MOBILE HOME			
XF0B:1:1: NORMANDY MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31118	GARAGE	55	06/10/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0634/0676	10/09/1987	WD	U	I		32,000	
GRANTOR: CUTFORD BARBARA							
GRANTEE: EGER FREDERICK K &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W20 S24 E16 FOP= S11 E40 N11 W40\$ E40 UOP= E10 N24W10 S24\$ N24 UOP= N10 W36 S10E36\$ W36\$.											

TOTAL OB/XF											
12,900											

Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000

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