E1/2 OF NW1/4 OF SW1/4 OF
SW1/4, EX RD R/W. ORB 319-54,
651-489, 792-508, 795-2122,

LEFEVER CHARITY/HALL JOHN
182 SE PUMPKIN GLEN
LAKE CITY, FL 32025

2026

35-4S-17-09030-047

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

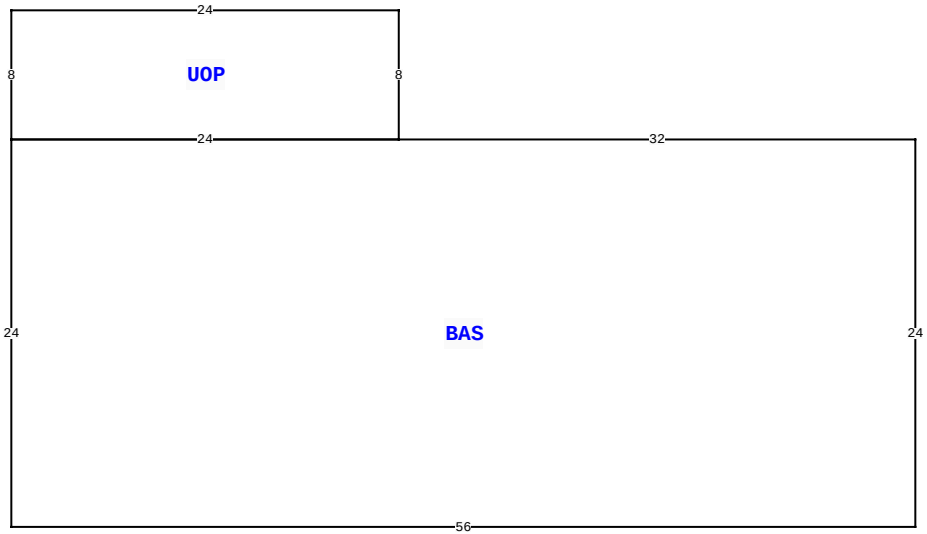
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE 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	79,146
UOP	192	25		48	2,826
TOTALS	1,536			1,392	81,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,392	113.9000	107.07	149,041	1999	1999	0	0	0	45.00	55.00

2 MANUF 1 100% - 2008 Heated Area: 1344 HX Base Yr 2008



182 SE PUMPKIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,973
TOTAL MARKET OB/XF VALUE		16,620
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		148,593
SOH/AGL Deduction		69,689
ASSESSED VALUE		78,904
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		28,182
TOTAL JUST VALUE		148,593
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,593

XFOB:2:1: STAR MH (LIVES IN THIS MH)
SALE:2:1: CERTIFICATE OF TITLE
PRMT:1:1: 14X60
SALE:1:1: 5 ACRES WITH MH SALVAGE VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17002	M H	125	05/24/2000
9202	M H	125	12/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1113/1138	2/05/2007	QC	Q	I	01	0
GRANTOR: FRED & VALERIE EGER &						
GRANTEE: CHARITY LEFEVER & J						
0795/2122	9/12/1994	WD	Q	V	04	13,500
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: EGER-EGER-LEFEVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N8 W24 S8 E24$ W24 S24 E56 N24$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
2	0031	BARN,MT AE	0	100	20	24	480.00	UT	9.00	9.00	100	2012	2012	3	100	4,320	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,620

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 07/17/2017 BY DF Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/21/2025 BY SYS