

COMM NE COR, RUN S 2129.82 FT, R
FOR POB, CONT W 331.45 FT, N 474
FT, S 474.06 FT TO POB. (AKA TRA

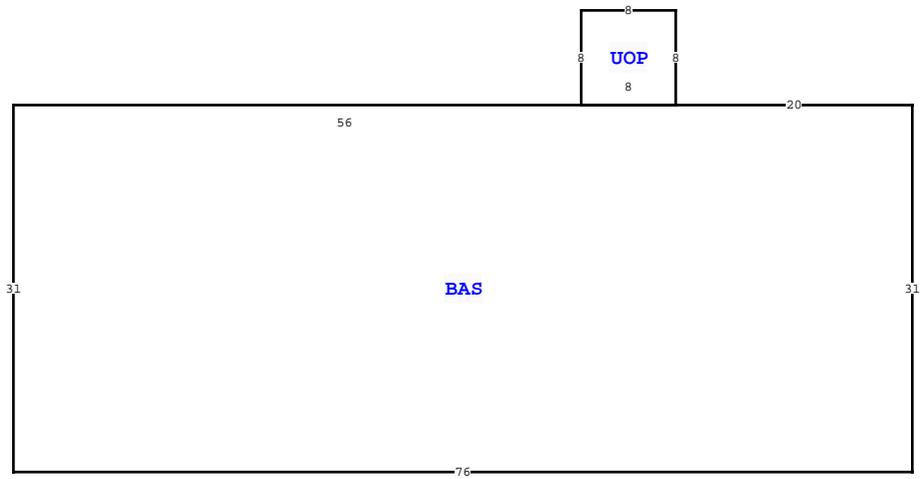
EGER FREDERICK K/EGER VALERIE J
251 SE PUMPKIN GLN
LAKE CITY, FL 32025

2026

02-5S-16-03413-002


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	01
NEIGHBORHOOD/LOC	2516.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,356	100	
UOP	64	25	
TOTALS	2,420		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2018		71.76	170,215	1998	1998	0	0	60.00	40.00
			Heated Area: 2356			HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			68,086
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			43,308
TOTAL MARKET VALUE			120,494
SOH/AGL Deduction			39,326
ASSESSED VALUE			81,168
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			29,757
TOTAL JUST VALUE			120,494
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1997
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2019
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2019
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	100	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
281 SW LAGUNA GLN, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2026 MLU											
TOTAL OB/XF 9,100											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W20 UOP= N8 W8 S8 E8\$ W56 S31 E76 N31\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			331.00	475.00	3.61	AC		1.00	1.00	1.00	12,000.00	12,000.00	43,308							