

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

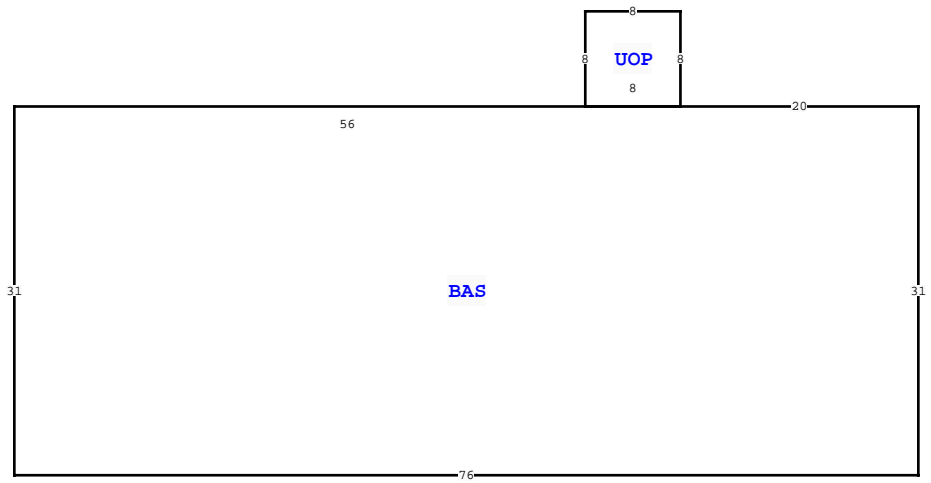
EGER FREDERICK K/EGER VALERIE J
251 SE PUMPKIN GLN
LAKE CITY, FL 32025

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		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			64,841
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			43,308
TOTAL MARKET VALUE			117,249
SOH/AGL Deduction			36,081
ASSESSED VALUE			81,168
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			29,757
TOTAL JUST VALUE			117,249
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 & VALERIE						
1333/1250	3/14/2017	WD	U	I	12	60,000
GRANTOR: US BANK TRUST, NA AS						
GRANTEE: FREDERICK K & VALERIE						

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											
9,100											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
				04/21/2026	MLU						

BUILDING NOTES											

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

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100			331.00	475.00	3.61	AC	1.00