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

2027

02-5S-16-03413-002

BUILDING CHARACTERISTICS

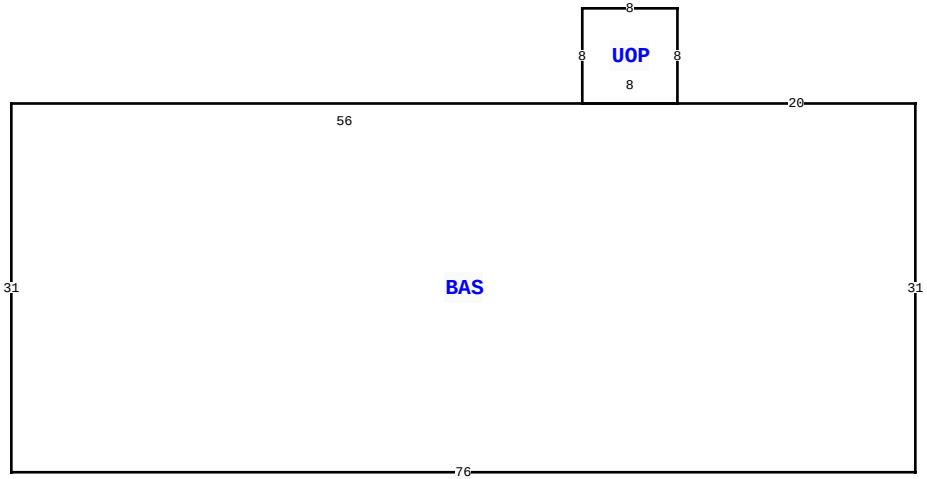
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	64,404
UOP	64	25		16	437
TOTALS	2,420			2,372	64,841

MARKET ADJUSTMENTS

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

1 MOBILE HME 100% - 2018 Heated Area: 2356 HX Base Yr 2018



281 SW LAGUNA GLN, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
5	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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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	33,646
ASSESSED VALUE	83,603
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	32,192
TOTAL JUST VALUE	117,249
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,249

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$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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			331.00	475.00	3.61	AC		1.00	1.00	1.00	12,000.00	12,000.00	43,308							

REVIEW DATE 02/17/2026 BY JB Total Acres: 3.61 Total Land Value: 43,308 Market: 0 Agricultural: 0 Common: 43,308 PRINTED 11/17/2026 BY SYS