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

2027

35-4S-17-09030-041

BUILDING CHARACTERISTICS

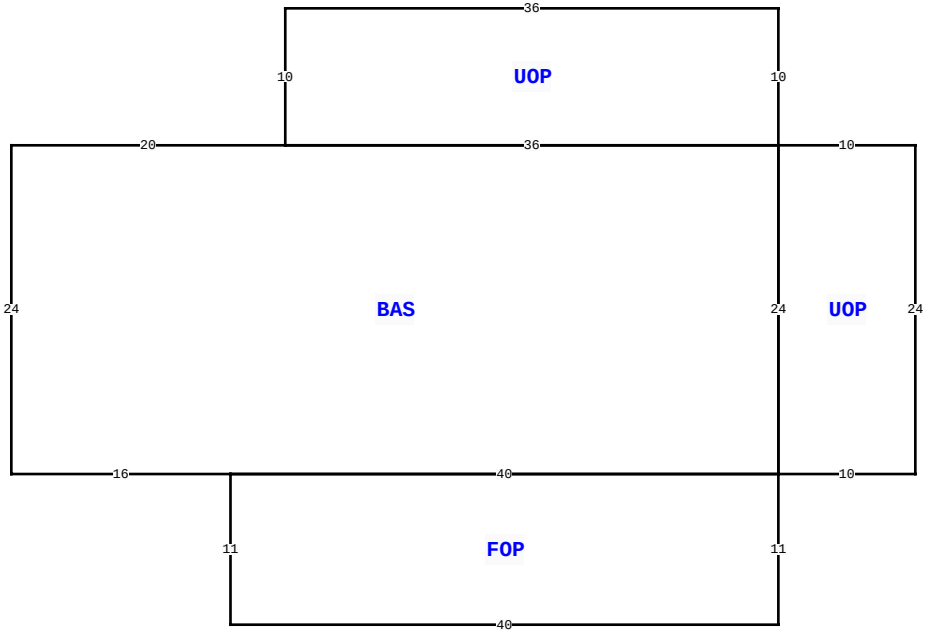
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	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	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

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	40.00

1 MOBILE HME 100% - 0 Heated Area: 1344 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
AG DATE	

251 SE PUMPKIN GLN, LAKE CITY

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	0296	SHED METAL	0	100	20	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1977	1977	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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		110,000
TOTAL MARKET VALUE		167,752
SOH/AGL Deduction		98,710
ASSESSED VALUE		69,042
TOTAL EXEMPTION VALUE	HX HB	44,042
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		167,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,752

BLDG:1:1: NORMANDY MH

SALE:1:1: INCLUDES 1977 MOBILE HOME

XFOB: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

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 12,900

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	0102	C	SFR/MH	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,000							

REVIEW DATE 07/17/2017 BY DF Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS