

W1/2 OF NW1/4 OF SW1/4 OF  
 OF SW1/4, EX THE N 50 FT  
 & EX RD R/W.

EGER FREDERICK KARL  
 251 SE PUMPKIN GLN  
 LAKE CITY, FL 32025

2026

35-4S-17-09030-071



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	STANDARD											
DOR CODE 0000 VACANT																	VALUATION BY											
MAP NUM																	Tax Group: 3 Tax Dist:											
NEIGHBORHOOD/LOC 35417.00 1.00/																	BUILDING MARKET VALUE 0											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																	TOTAL MARKET OB/XF VALUE 0											
TOTALS																	TOTAL LAND VALUE - MARKET 25,064											
EXTRA FEATURES																	TOTAL MARKET VALUE 25,064											
																	SOH/AGL Deduction 0											
																	ASSESSED VALUE 25,064											
																	TOTAL EXEMPTION VALUE 0											
																	BASE TAXABLE VALUE 25,064											
																	TOTAL JUST VALUE 25,064											
																	NCON VALUE 0											
																	INCOME VALUE											
																	PREVIOUS YEAR MKT VALUE 25,064											
																	PERMIT NUM DESCRIPTION AMT ISSUED											
																	SALES DATA											
																	OFF RECORD Number DATE TYPE INST Q / V / RSN CD SALE PRICE											
																	1425/2139 11/26/2020 WD Q V 01 24,000											
																	GRANTOR: DALE JAMES PATRICK											
																	GRANTEE: EGER FREDERICK KARL											
																	1277/1627 6/02/2014 QC U V 11 100											
																	GRANTOR: RAYMOND BURTON DALE &											
																	GRANTEE: JAMES PATRICK DALE											
																	BLD DATE LGL DATE 03/22/2022 MLU											
																	XF DATE LAND DATE											
																	INC DATE AG DATE											
																	L N 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											
																	LAND DESCRIPTION TOTAL OB/XF 0											
																	L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV											
																	1 0000 C VAC RES 0 A-1 0.00 0.00 4.82 AC 1.00 1.00 0.65 8,000.00 5,200.00 25,064											
																	REVIEW DATE 03/22/2022 BY MLU Total Acres: 4.82 Total Land Value: 25,064 Market: 0 Agricultural: 0 Common: 25,064 PRINTED 03/24/2026 BY SYS											