COMM NW COR OF SW1/4, E 1319.51
344.52 FT, S 6 DEG E 305.25 FT,
201.63 FT, N 27 DEG W 359.54 FT

PACHECO HERNANDO
7842 NW US HWY 41
LAKE CITY, FL 32055

2026

27-2S-16-01768-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	27216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,590
TOTAL LAND VALUE - MARKET	17,000
TOTAL MARKET VALUE	3,480
SOH/AGL Deduction	0
ASSESSED VALUE	3,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,480
TOTAL JUST VALUE	19,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1675	8/30/2024	WD	U	V	11	100

GRANTOR: PACHECO HERNANDO

GRANTEE: PACHECO HERNANDO

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	05/15/2022 SPF

BUILDING NOTES

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	0030	BARN,MT	0	0	36	48	1.00	UT	0.00	0.00	100	0	0	3	100	2,590	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	5500	A	TIMBER 2	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	445.00	445.00	890							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	17,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 2.00 Total Land Value: 890 Market: 17,000 Agricultural: 890 Common: 0 PRINTED 10/02/2025 BY SYS