

DAVENPORT BRIDGET
7644 NW US HWY 41
LAKE CITY, FL 32055

2026



WD 1481-1837

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

32

HARDIE BRD 80

Exterior Wall

19

COMMON BRK 20

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LAM/VNLPLK 100

Interior Floo

00

N/A 0

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3

100

Bathrooms

2

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Condition Adj

03

03 100

Kitchen Adjus

01

01 100

Quality

07

07

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

03

NEIGHBORHOOD/LOC

27216.040

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,489

100

2023

1,489

203,680

FGR

460

55

2023

253

34,608

FOP

165

30

2023

50

6,839

TOTALS

2,114

1,792

245,127

EXTRA FEATURES

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

1

0166

CONC, PAVMT

0 100

0

0

400.00

UT 3.00

3.00

100

2023

2022

100

1,200

LAND DESCRIPTION

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

0100

C

SFR

100

00

0.00

0.00

1.00

LT

1.00

1.00

1.00

16,000.00

16,000.00

16,000

REVIEW DATE

04/14/2023

BY

kellen

Total Acres:

2.01

Total Land Value:

16,000

Market:

0

Agricultural:

0

Common:

16,000

PRINTED 11/19/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,792

125.9104

141.02

252,708

2022

2022

0

0

0

3.00

97.00

1 SINGLE FAM

100% - 2024

Heated Area: 1489

HX Base Yr 2024

55

5

7

10

29

20

23

23

18

5

33

33

5

20

BAS

2023

FGR

2023

FOP

2023

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

7644 NW US HIGHWAY 41, LAKE CITY

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V I

RSN CD

SALE PRICE

1481/1837

12/21/2022

WD

Q

V

01

290,000

GRANTOR: PACHECO HERNANDO

GRANTEE: DAVENPORT BRIDGET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W55 S33 E33 N18 E29 N10 W7 N5 \$

FGR=[YR=2023;ORIG=98,25] W20 S23 E20 N23 \$

FOP=[YR=2023;ORIG=45,43] E33 S5 W33 N5 \$

COLUMBIA COUNTY PROPERTY

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