LOT 4 PACHECO S/D.
WD 1489-412, WD 1524-2730,

TURNER LAUREL LEE
7678 NW US HIGHWAY 41
LAKE CITY, FL 32055

2026

27-2S-16-01768-094

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

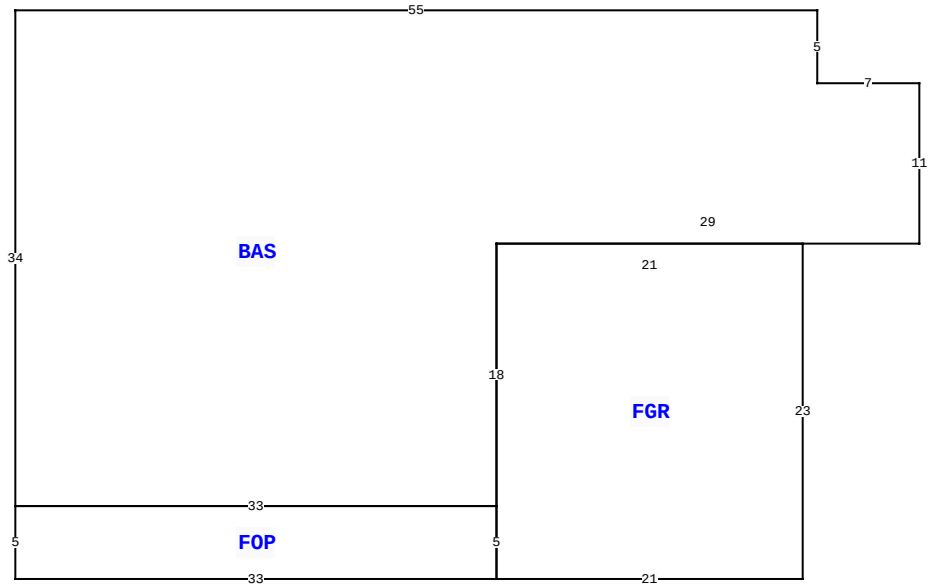
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 27216.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100		1,551	188,810
FGR	483	55		266	32,381
FOP	165	30		50	6,087
TOTALS	2,199			1,867	227,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	118.1460	132.32	247,041	2017	2017	0	0	0	8.00	92.00

1 SINGLE FAM 100% - 2025 Heated Area: 1551 HX Base Yr 2025



7678 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,278
TOTAL MARKET OB/XF VALUE		1,034
TOTAL LAND VALUE - MARKET		16,000
TOTAL MARKET VALUE		244,312
SOH/AGL Deduction		0
ASSESSED VALUE		244,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,590
TOTAL JUST VALUE		244,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048432	Roof Replacement	19,200	10/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/2730	10/01/2024	WD	Q	I	01	305,000
GRANTOR: DAVIS MICHAEL J						
GRANTEE: TURNER LAUREL LEE						
1489/412	4/24/2023	WD	Q	I	01	272,000
GRANTOR: PACHECO HERNANDO						
GRANTEE: DAVIS MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S34 FOP= S5 E33 N5 W33$ E33 FGR= S5 E21 N23 W21 S18$ N18 E29 N11 W7 N5$.

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	0166	CONC,PAVMT	0	100	0	0	417.00	UT	2.00	2.00	100	2017	2017	3	100	834	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,034

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	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 10/29/2024 BY TP Total Acres: 2.03 Total Land Value: 16,000 Market: 0 Agricultural: 0 Common: 16,000 PRINTED 11/19/2025 BY SYS