LOT 6 PACHECO S/D.

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

2026

27-2S-16-01768-096

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

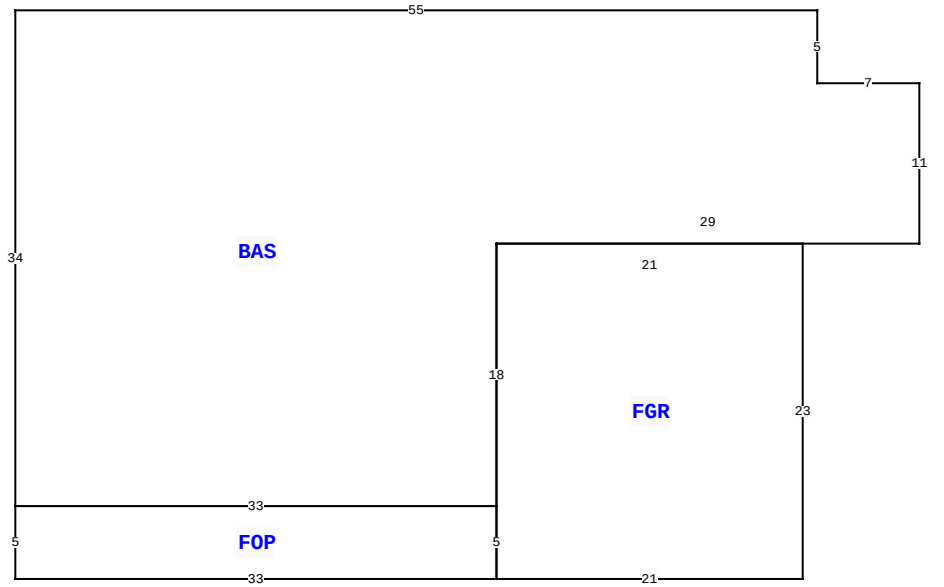
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	186,757
FGR	483	55		266	32,029
FOP	165	30		50	6,021
TOTALS	2,199			1,867	224,807

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	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 0% - 0 Heated Area: 1551 HX Base Yr



7718 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	224,807
TOTAL MARKET OB/XF VALUE	1,130
TOTAL LAND VALUE - MARKET	16,000
TOTAL MARKET VALUE	241,937
SOH/AGL Deduction	0
ASSESSED VALUE	241,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,937
TOTAL JUST VALUE	241,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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	0	0	0	465.00	UT	2.00	2.00	100	2016	2016	3	100	930	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,130

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	0			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