

COMM NW COR OF SW1/4, E 1663.69
523.65 TO W R/W OF US 41, S 20 D
A CURVE, S ALONG CURVE 164.18 FT

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

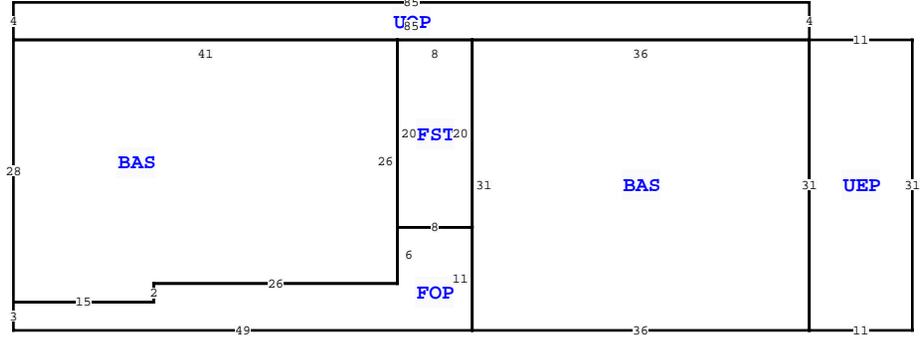
2026

27-2S-16-01768-001



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 50
Exterior Wall	31 VINYL SID 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	06 VINYL ASB 100
Air Condition	02 WINDOW 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 03
NEIGHBORHOOD/LOC	27216.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,096
BAS	1,116
FOP	263
FST	160
UEP	341
UOP	340
TOTALS	3,316

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,652	82.5600	92.47	245,230	1960	1960	0	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2212 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	159,400		
TOTAL MARKET OB/XF VALUE	4,425		
TOTAL LAND VALUE - MARKET	22,725		
TOTAL MARKET VALUE	179,283		
SOH/AGL Deduction	1,726		
ASSESSED VALUE	177,557		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	177,557		
TOTAL JUST VALUE	186,550		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	186,550		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055099	Electrical Servic		02/24/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1677	8/30/2024	WD	U	I	11	100
GRANTOR: PACHECO HERNANDO						
GRANTEE: PACHECO HERNANDO						
0597/0545	10/01/1986	WD	Q	V		68,000
GRANTOR:						
GRANTEE:						

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	0296	SHED METAL	0	0	22	28	1.00	UT	0.00	0.00	100	0	0	3	100	1,675	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0040	BARN, POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	25	0	0	3	25	375	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	25	0	0	3	25	375	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
6	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF														4,425			
BLD DATE														LGL DATE			
XF DATE														LAND DATE			
INC DATE														AG DATE			
172 NW BAUGHN ST, LAKE CITY														04/14/2025 MLU			
														05/15/2022 SPF			

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= S31 E36 UEP= E11 N31 W11 S31\$ N31 W36\$ FST= W8 BAS= S26 W26 S2 W15 N28 UOP= E85 N4 W85 S4\$ E41 \$ S20FOP= S6 W26 S2 W15 S3 E49 N11 W8\$ E8 N20\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	445.00	445.00	458							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	1.03	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,725							