

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

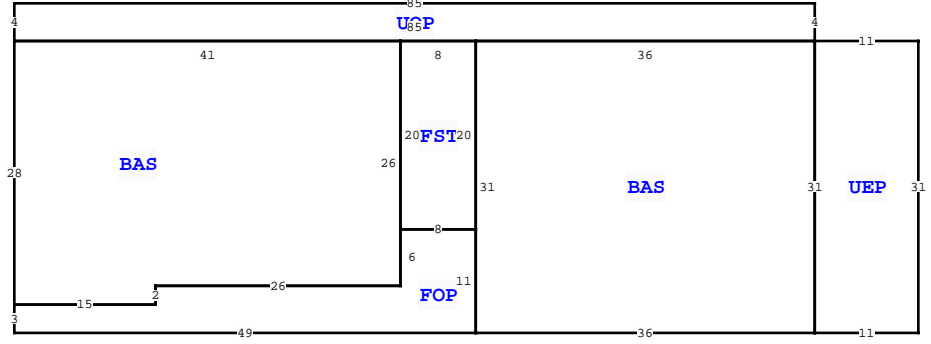
2026

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 0 100				
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	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,096	100		1,096	65,876
BAS	1,116	100		1,116	67,078
FOP	263	30		79	4,748
FST	160	55		88	5,289
UEP	341	60		205	12,321
UOP	340	20		68	4,087
TOTALS	3,316			2,652	159,400

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	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	30,300		
TOTAL MARKET VALUE	184,283		
SOH/AGL Deduction	6,726		
ASSESSED VALUE	177,557		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	177,557		
TOTAL JUST VALUE	194,125		
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
172 NW BAUGHN ST, LAKE CITY														
BLD DATE		LGL DATE		05/08/2026		MLU								
XF DATE		LAND DATE		05/15/2022		SPF								
INC DATE		AG DATE												

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	10,000.00	10,000.00	20,000							
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	10,000.00	10,000.00	10,300							