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

2027

27-2S-16-01768-001

BUILDING CHARACTERISTICS

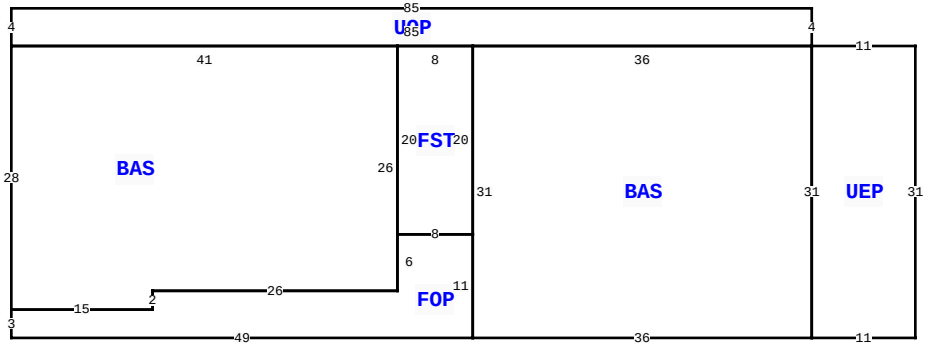
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	64,700
BAS	1,116	100		1,116	65,881
FOP	263	30		79	4,664
FST	160	55		88	5,195
UEP	341	60		205	12,102
UOP	340	20		68	4,014
TOTALS	3,316			2,652	156,556

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	90.82	240,855	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2212 HX Base Yr



172 NW BAUGHN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	05/15/2022 SPF

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	156,556
TOTAL MARKET OB/XF VALUE	4,425
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	181,439
SOH/AGL Deduction	0
ASSESSED VALUE	181,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,439
TOTAL JUST VALUE	191,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,125

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:						

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 4,425

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		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							

REVIEW DATE 07/08/2026 BY kellen Total Acres: 3.03 Total Land Value: 20,458 Market: 10,300 Agricultural: 458 Common: 20,000 PRINTED 11/17/2026 BY SYS