

COMM NW COR OF SW1/4, E 1319.51
 344.52 FT, S 6 DEG E 305.25 FT,
 201.63 FT, N 27 DEG W 359.54 FT

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

2026

27-2S-16-01768-021



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,590 TOTAL LAND VALUE - MARKET 22,000 TOTAL MARKET VALUE 3,480 SOH/AGL Deduction 0 ASSESSED VALUE 3,480 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,480 TOTAL JUST VALUE 24,590 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,590											
DOR CODE		5000 IMPROVED AG																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1523/1675 8/30/2024 WD U V 11 100 GRANTOR: PACHECO HERNANDO GRANTEE: PACHECO HERNANDO											
MAP NUM		27216.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU 05/15/2022 SPF											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											BUILDING NOTES															
										TOTALS										BUILDING DIMENSIONS											
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	0030	BARN,MT	0 0	36 48	1.00	UT	0.00	0.00	100	0	0	3	100	2,590																	
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	5500	A	TIMBER 2	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	445.00	445.00	890														
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000														
REVIEW DATE 04/14/2023 BY kellen Total Acres: 2.00 Total Land Value: 890 Market: 22,000 Agricultural: 890 Common: 0 PRINTED 05/13/2026 BY SYS																															