LOT 2 PACHECO S/D.

WD 1481-1837

DAVENPORT BRIDGET
7644 NW US HWY 41
LAKE CITY, FL 32055

2027

27-2S-16-01768-092

BUILDING CHARACTERISTICS

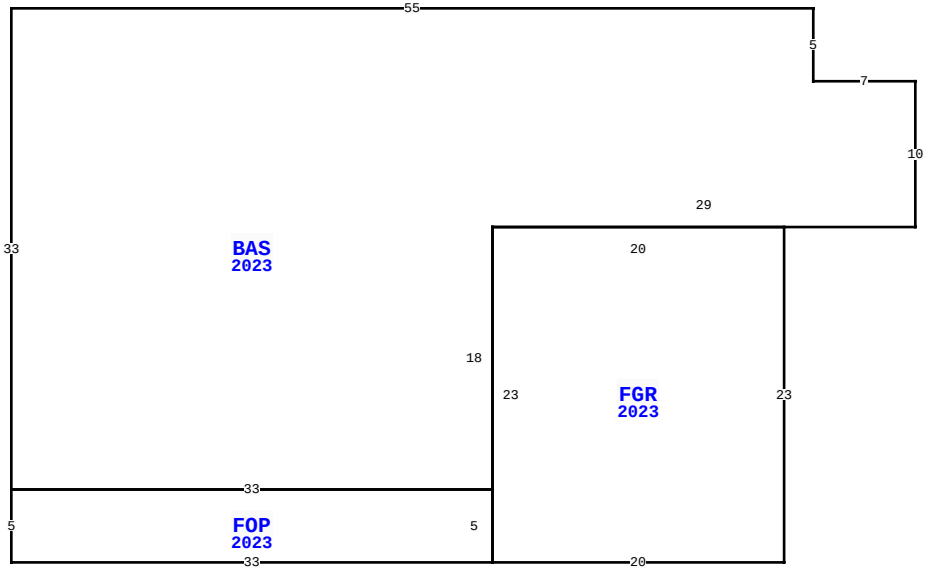
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,489	100	2023	1,489	200,040
FGR	460	55	2023	253	33,990
FOP	165	30	2023	50	6,717
TOTALS	2,114			1,792	240,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	125.9104	138.50	248,192	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2024 Heated Area: 1489 HX Base Yr 2024



7644 NW US HIGHWAY 41, LAKE CITY

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

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	100	0	0	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,746
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		259,946
SOH/AGL Deduction		0
ASSESSED VALUE		259,946
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		208,535
TOTAL JUST VALUE		259,946
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41827			06/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1837	12/21/2022	WD	Q	V	01	290,000

GRANTOR: PACHECO HERNANDO

GRANTEE: DAVENPORT BRIDGET

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,10] W55 S33 E33 N18 E29 N10 W7 N5 $
FGR=[YR=2023;ORIG=98,25] W20 S23 E20 N23 $
FOP=[YR=2023;ORIG=45,43] E33 S5 W33 N5 $
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LAND DESCRIPTION

TOTAL OB/XF 1,200

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 04/14/2023 BY kellen Total Acres: 2.01 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS