LOT 7 PACHECO S/D.

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

2026

27-2S-16-01768-097

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

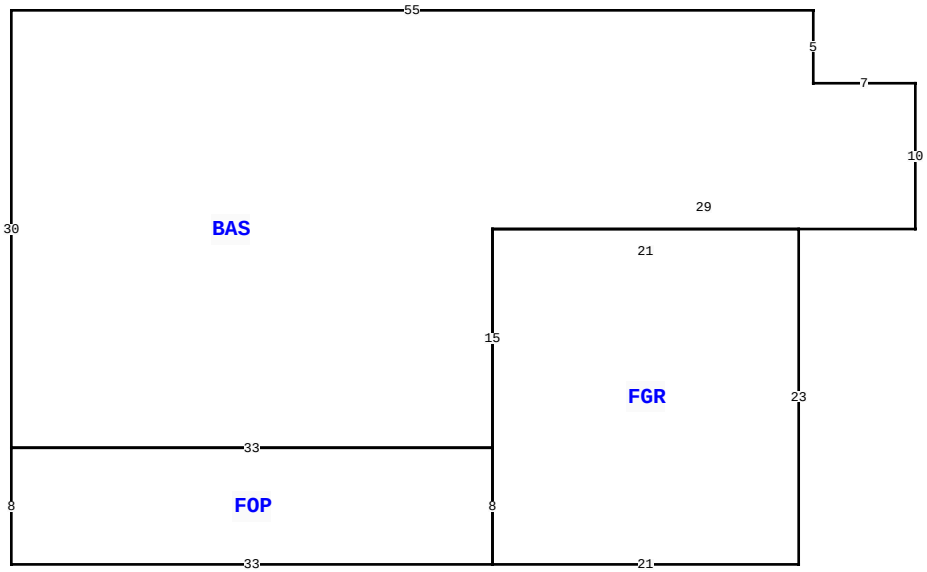
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
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	1,390	100		1,390	157,249
FGR	483	55		266	30,092
FOP	264	30		79	8,937
TOTALS	2,137			1,735	196,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	119.5600	136.30	236,480	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 1390 HX Base Yr



7740 NW US HIGHWAY 41 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	196,278
TOTAL MARKET OB/XF VALUE	1,547
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	215,825
SOH/AGL Deduction	0
ASSESSED VALUE	215,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,825
TOTAL JUST VALUE	215,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S30 FOP= S8 E33 N8 W33$ E33 FGR= S8 E21 N23 W21 S15$ N15 E29 N10 W7 N5$.

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	0	0	0	449.00	UT	3.00	3.00	100	2008	2008	3	100	1,347	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,547

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			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 05/12/2026 BY SYS