LOT 10 PACHECO S/D.

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

2026

27-2S-16-01768-100

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

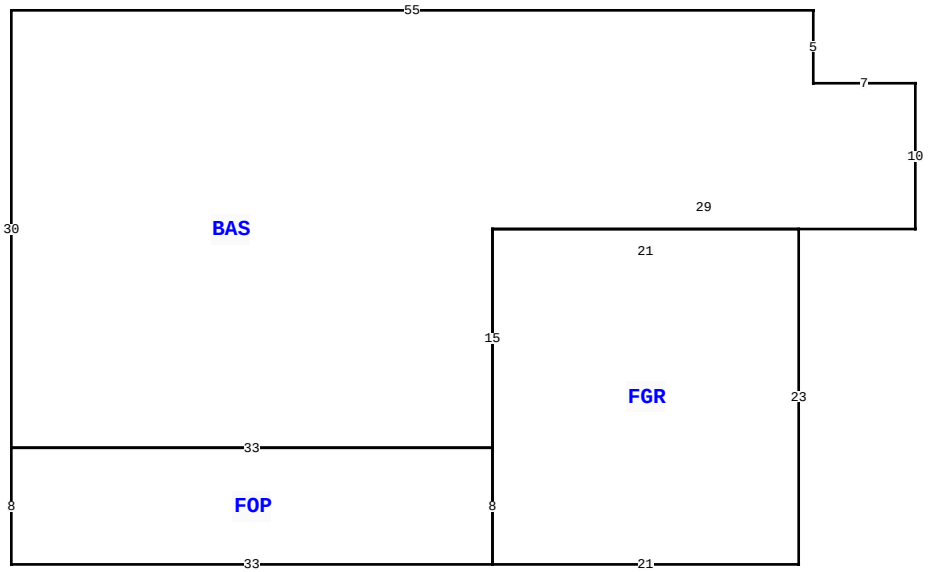
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	155,355
FGR	483	55		266	29,730
FOP	264	30		79	8,830
TOTALS	2,137			1,735	193,914

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	2007	2007	0	0	0	18.00	82.00

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



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

7822 NW US HIGHWAY 41 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,914
TOTAL MARKET OB/XF VALUE	1,547
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	213,461
SOH/AGL Deduction	0
ASSESSED VALUE	213,461
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,461
TOTAL JUST VALUE	213,461
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,384

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 E21N23 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	2007	2007	3	100	1,347	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	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