

Columbia County Property Appraiser

Jeff Hampton

2021 Working Values

updated: 4/15/2021

Parcel: << **27-2S-16-01768-101 (5597)** >>

Owner & Property Info

Result: 1 of 1

Owner	PACHECO HERNANDO 7842 NW US HIGHWAY 41 LAKE CITY, FL 32055		
Site	7842 US HIGHWAY 41, LAKE CITY		
Description*	LOTS 2 & 11 PACHECO S/D.		
Area	3.95 AC	S/T/R	27-2S-16
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land	\$14,841	Mkt Land	\$15,010
Ag Land	\$0	Ag Land	\$0
Building	\$238,668	Building	\$257,791
XFOB	\$30,334	XFOB	\$30,334
Just	\$283,843	Just	\$303,135
Class	\$0	Class	\$0
Appraised	\$283,843	Appraised	\$303,135
SOH Cap [?]	\$21,651	SOH Cap [?]	\$37,286
Assessed	\$262,192	Assessed	\$265,849
Exempt	HX H3 \$50,000	Exempt	HX HB \$50,000
Total Taxable	county:\$212,192 city:\$212,192 other:\$212,192 school:\$237,192	Total Taxable	county:\$215,849 city:\$0 other:\$0 school:\$240,849



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2005	2746	3760	\$257,791

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2005	\$7,460.00	2984.00	0 x 0
0190	FPLC PF	2008	\$1,200.00	1.00	0 x 0
0260	PAVEMENT-ASPHALT	2008	\$15,174.00	10116.00	12 x 843
0060	CARPORT F	2008	\$500.00	1.00	0 x 0
0060	CARPORT F	2008	\$300.00	1.00	0 x 0
0252	LEAN-TO W/O FLOOR	2013	\$200.00	1.00	0 x 0
0296	SHED METAL	2013	\$2,400.00	1.00	18 x 20
0040	BARN,POLE	2013	\$2,100.00	1.00	30 x 36

0119	MASONRY WALLS	2018	\$1,000.00	1.00	0 x 0
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▼ Land Breakdown					
Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	3.950 AC	1.0000/1.0000 1.0000/ /	\$3,800 /AC	\$15,010

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