

LUCACIU CALIN R/LUCACIU PAVEL
3650 SW CR 242
LAKE CITY, FL 32024

2026



9 780130 269659

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD		CONSTRUCTION		VALUATION SUMMARY										PAGE 1 of 1		3											
Exterior Wall	18	CEMENT BRK 100	0100	01	2,581	95.7053	107.19	276,657	1971	1971	0	0	0	35.00	65.00	VALUATION BY					STANDARD								
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2005													Heated Area: 2235					HX Base Yr 2005								
Roof Cover	12	MODULAR MT 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		4 100																											
Bathrooms		3 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectual	05	CONV 100																											
Units		0 100																											
Condition Adj	02	02 100																											
Kitchen Adjus	01	01 100																											
Quality			04	04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM			MKT AREA			01																							
NEIGHBORHOOD/LOC			28416.00			1.00/																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,235	100		2,235	155,721																								
FOP	240	30		72	5,017																								
UGR	609	45		274	19,091																								
TOTALS		3,084			2,581	179,827																							
EXTRA FEATURES						3650 SW COUNTY ROAD 242 , LAKE CITY																							
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	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500														
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200														
3	0210	GARAGE U	0 100	30	48	1,440.00	UT	11.00	11.00	75	2014	2014	3	75	11,880														
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200														
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50														
TOTAL OB/XF 13,830																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000												
REVIEW DATE 07/17/2019 BY BC Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 11/17/2025 BY SYS																													