

LOT 1 EASTSIDE VILLAGE UNIT 3.
755-1822, 954-2446, CMA 1438-229

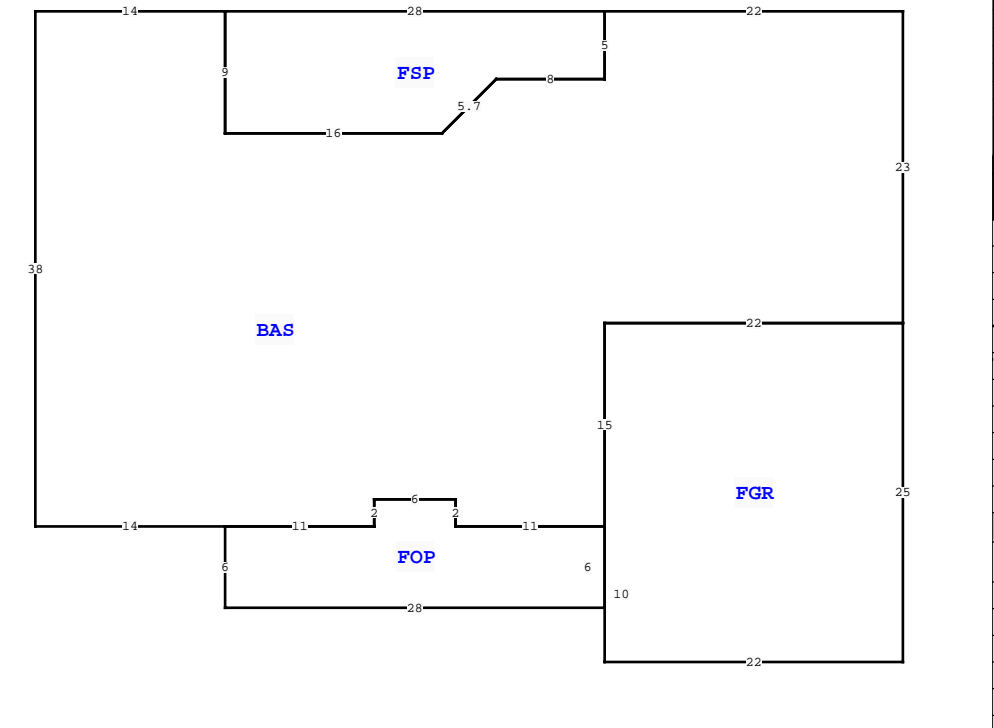
LUCACIU FLORICA
212 SE WILLOW DR
LAKE CITY, FL 32025

2026

03-4S-17-07592-301

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2026		Heated Area: 1878		HX Base Yr	2026				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	178,659
FGR	550	55		302	28,730
FOP	180	30		54	5,137
FSP	212	40		85	8,086
TOTALS	2,820			2,319	220,613

212 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0			562.00	UT	2.00				2.00	100	2002	2002	3	100	1,124	

TOTAL OB/XF 1,124

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	25,000.00	34,375.00	34,375							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			220,613	
TOTAL MARKET OB/XF VALUE			1,124	
TOTAL LAND VALUE - MARKET			34,375	
TOTAL MARKET VALUE			256,112	
SOH/AGL Deduction			0	
ASSESSED VALUE			256,112	
TOTAL EXEMPTION VALUE			HX HB SX 101,411	
BASE TAXABLE VALUE			154,701	
TOTAL JUST VALUE			256,112	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			256,453	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19856	SFR	348	08/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1361	8/25/2025	WD	Q	I	01	325,000
GRANTOR: HICKS KATIE E						
GRANTEE: LUCACIU FLORICA						
1521/805	6/26/2024	QC	U	I	11	100
GRANTOR: HICKS THOMAS S						
GRANTEE: HICKS KATIE E						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 FSP= W28 S9 E16 R4 U4 E8 N5\$ S5 W8 D4 L4 W16 N9 W14 S38 E14 FOP= S6 E28 N6 W11 N2 W6 S2 W11\$ E11 N2 E6 S2 E11 FGR= S10 E22 N25 W22 S15\$ N15 E22 N23\$.