LOT 1 EASTSIDE VILLAGE UNIT 3.

755-1822, 954-2446, CMA 1438-229

LUCACIU FLORICA
212 SE WILLOW DR
LAKE CITY, FL 32025

2027

03-4S-17-07592-301

BUILDING CHARACTERISTICS

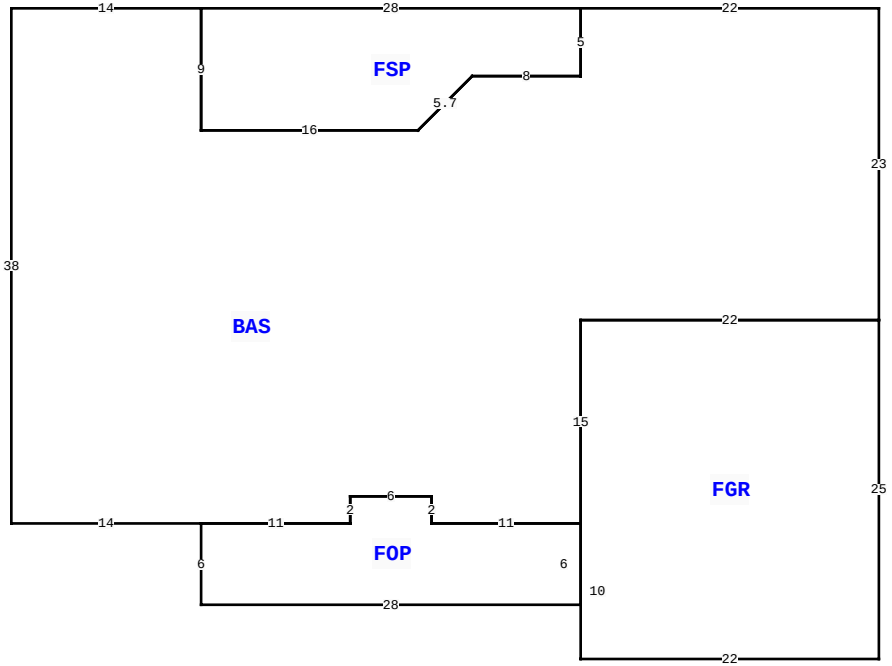
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100		1,878	175,463
FGR	550	55		302	28,216
FOP	180	30		54	5,045
FSP	212	40		85	7,942
TOTALS	2,820			2,319	216,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,319	107.5140	130.09	301,679	2002	2002	0	0	0	28.18	71.82

1 SINGLE FAM 100% - 2026 Heated Area: 1878 HX Base Yr 2026



212 SE WILLOW DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,666
TOTAL MARKET OB/XF VALUE		1,124
TOTAL LAND VALUE - MARKET		34,375
TOTAL MARKET VALUE		252,165
SOH/AGL Deduction		0
ASSESSED VALUE		252,165
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		150,754
TOTAL JUST VALUE		252,165
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,112

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$.

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	100	0	0	562.00	UT	2.00	2.00	100	2002	2002	3	100	1,124	

LAND DESCRIPTION

TOTAL OB/XF 1,124

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	25,000.00	34,375.00	34,375							

REVIEW DATE 09/26/2025 BY TP Total Acres: 0.52 Total Land Value: 34,375 Market: 0 Agricultural: 0 Common: 34,375 PRINTED 11/17/2026 BY SYS