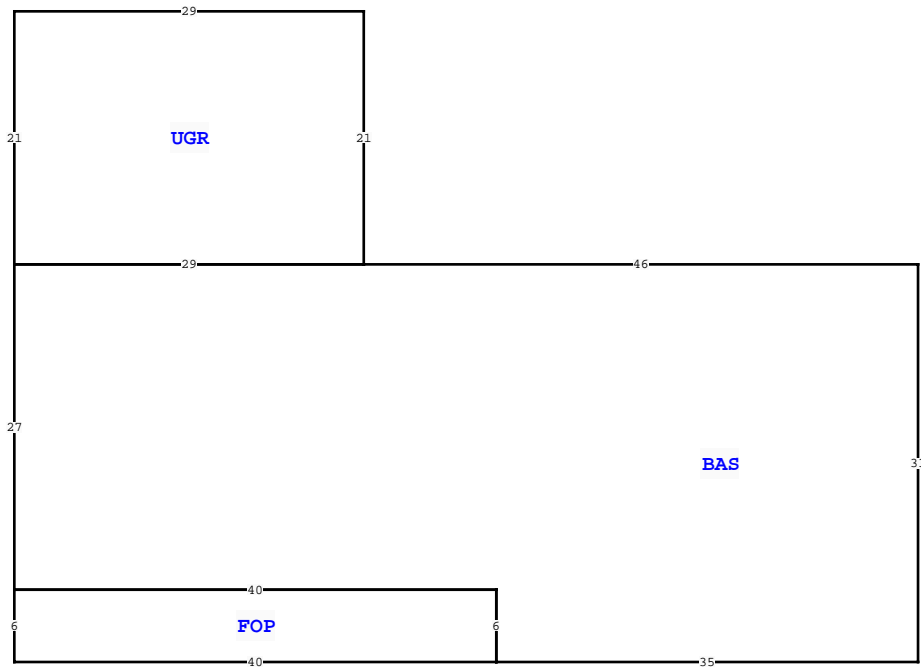


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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
BAS	2,235	100	
FOP	240	30	
UGR	609	45	
TOTALS	3,084		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,581	95.7053	107.19	276,657	1971	1971	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2005 Heated Area: 2235 HX Base Yr 2005													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		179,827	
TOTAL MARKET OB/XF VALUE		13,830	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		288,657	
SOH/AGL Deduction		127,816	
ASSESSED VALUE		160,841	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		109,430	
TOTAL JUST VALUE		288,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,657	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1979	5/01/2026	LE U	I	I	14	100
GRANTOR: LUCACIU FLORICA						
GRANTEE: LUCACIU FLORICA (EN)						
1567/1977	5/01/2026	QC U	I	I	11	100
GRANTOR: LUCACIU FLORICA						
GRANTEE: LUCACIU LUCACIU CAL						

TOTALS	3,084		2,581	179,827	3650 SW COUNTY ROAD 242 , LAKE CITY	BLD DATE		LGL DATE	05/04/2026	MLU
EXTRA FEATURES						XF DATE		LAND DATE		
						INC DATE		AG DATE		

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	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2014	2014	3	100	1,200	
3	0210	GARAGE U	0	100	30	48	1,440.00	UT	11.00	75	2014	2014	3	75	11,880	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	50	
TOTAL OB/XF 13,830																

LAND DESCRIPTION																	TOTAL OB/XF 13,830									
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	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000									