NE1/4 OF NW1/4 OF NE1/4.

788-1929, WD 1031-891, WD 1229-1

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

2027

28-4S-16-03222-000

BUILDING CHARACTERISTICS

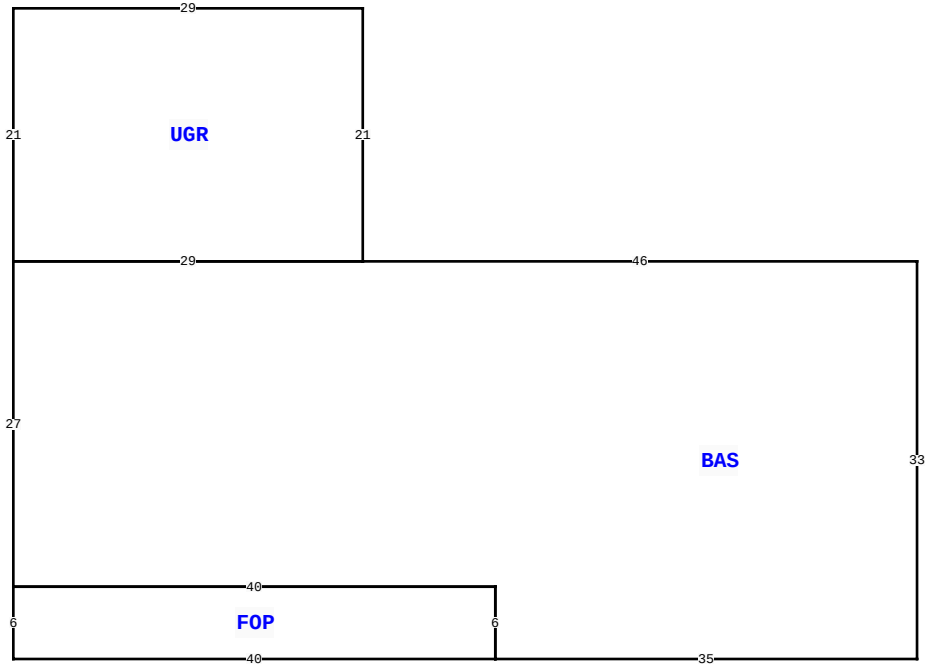
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	152,946
FOP	240	30		72	4,927
UGR	609	45		274	18,751
TOTALS	3,084			2,581	176,623

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	105.28	271,728	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 2235 HX Base Yr 2005



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

3650 SW COUNTY ROAD 242 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	176,623
TOTAL MARKET OB/XF VALUE	13,830
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	285,453
SOH/AGL Deduction	119,787
ASSESSED VALUE	165,666
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	114,255
TOTAL JUST VALUE	285,453
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,657

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	14	100
GRANTOR: LUCACIU FLORICA						
GRANTEE: LUCACIU FLORICA (EN						
1567/1977	5/01/2026	QC	U	I	11	100
GRANTOR: LUCACIU FLORICA						
GRANTEE: LUCACIU LUCACIU CAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UGR= N21 W29 S21 E29$ W29 S27 FOP= S6 E40 N6 W40$ E40 S6 E35 N33$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 13,830

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 07/17/2019 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS