COMM AT NW COR OF NW1/4 OF SW1/4
E 656.96 FT TO POB, CONT E 687.4
R/W DEKLE RD, S 330.99 FT, W 689

MUCK DENNIS LOUIS/MUCK PERIA BEATRIZ
218 SW WICOX GLN
LAKE CITY, FL 32056

2026

07-4S-16-02806-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

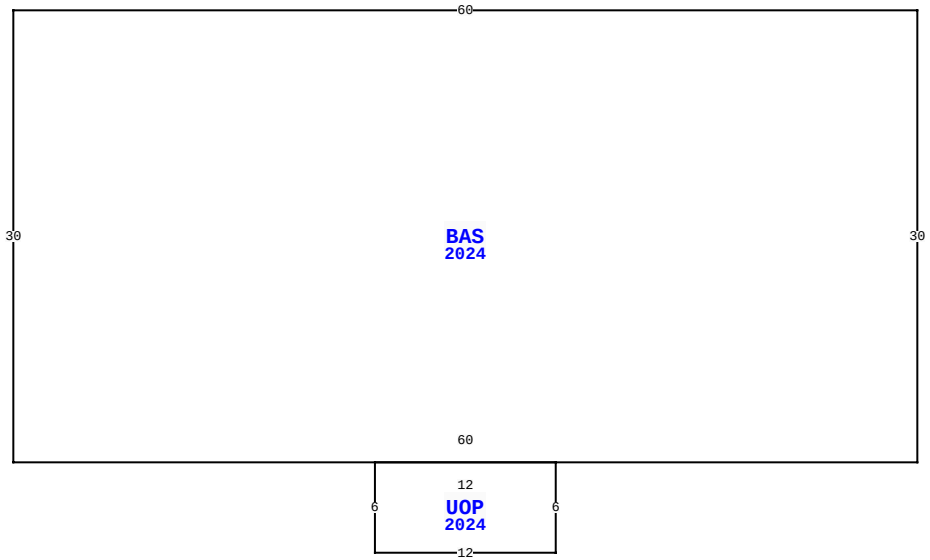
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 7416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2024	1,800	185,684
UOP	72	25	2024	18	1,856
TOTALS	1,872			1,818	187,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,818	114.5000	113.36	206,088	2020	2020	0	0	0	9.00	91.00

1 MANUF 2 100% - 2024 Heated Area: 1800 HX Base Yr 2024



218 SW WILLCOX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	12/18/2023 SPF

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,540
TOTAL MARKET OB/XF VALUE		40,500
TOTAL LAND VALUE - MARKET		57,530
TOTAL MARKET VALUE		285,570
SOH/AGL Deduction		7,432
ASSESSED VALUE		278,138
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		222,416
TOTAL JUST VALUE		285,570
NCON VALUE		32,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052744	Storage Building	42,000	03/28/2025
000052602	Right-of-Way Acce		03/14/2025
40502	M H	0	09/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/2540	10/10/2023	WD	Q	I	01	285,000
GRANTOR: GIEBEIG GERALD P						
GRANTEE: MUCK DENNIS LOUIS						
1500/2295	10/09/2023	WD	Q	I	05	102,300
GRANTOR: MCCRANIE LANDS I, LLC						
GRANTEE: GIEBEIG GERALD P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=90,10] S30 W60 N30 E60 $
UOP=[YR=2024;ORIG=66,40] S6 W12 N6 E12 $
.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
4	0030	BARN,MT	0	100	0	0	1.00	UT	31,500.00	31,500.00	100	2026	2025		100	31,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 40,500

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	0200	C	MBL HM	100					5.23	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,530							

REVIEW DATE 07/09/2025 BY randall Total Acres: 5.23 Total Land Value: 57,530 Market: 0 Agricultural: 0 Common: 57,530 PRINTED 11/18/2025 BY SYS