COMM NW COR OF NE1/4, RUN E 399.
FT, S 1385.46 FT FOR POB, CONT S
982.21 FT, N 455.91 FT, E 991.04

SIVIK BRANDON M/SIVIK KELSEY L
598 NW WOODLANDS TER
LAKE CITY, FL 32055

2026

18-3S-16-02177-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

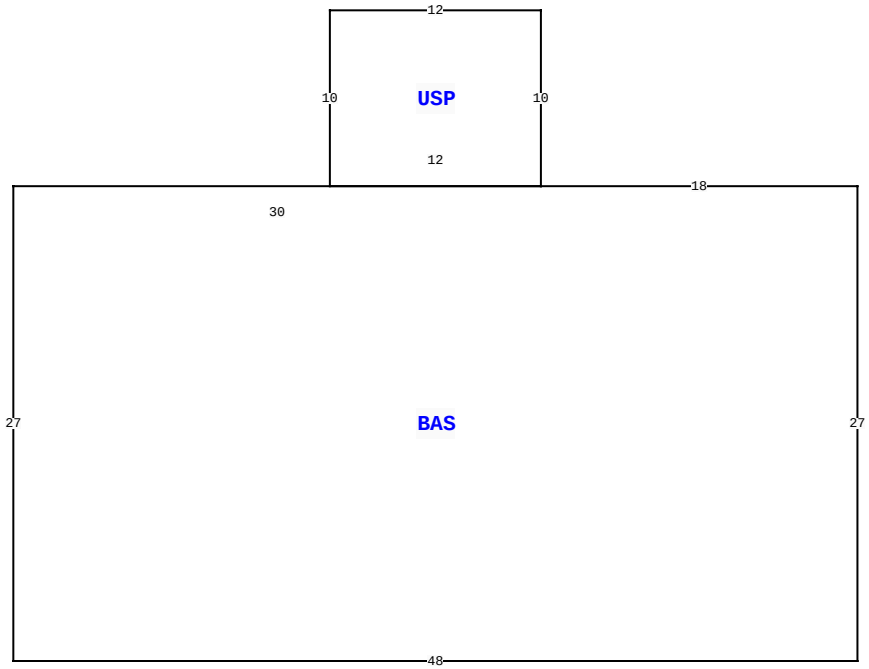
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 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	18316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,659
USP	120	35		42	2,517
TOTALS	1,416			1,338	80,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,338	115.9000	108.95	145,775	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 2022 Heated Area: 1296 HX Base Yr 2022



598 NW WOODLANDS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		80,176
TOTAL MARKET OB/XF VALUE		28,700
TOTAL LAND VALUE - MARKET		90,090
TOTAL MARKET VALUE		198,966
SOH/AGL Deduction		61,377
ASSESSED VALUE		137,589
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,867
TOTAL JUST VALUE		198,966
NCON VALUE		18,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,966

BLDG:1:1: BROO MH (RP'D-DANIEL WEBER/MICHELLE LEE

SALE:1:1: 10.32 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051760	Storage Building	13,000	12/09/2024
000051489	Right-of-Way Acce		11/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/2138	5/24/2021	WD	Q	I	01	122,000
GRANTOR: WEBER DANIEL D						
GRANTEE: SIVIK BRANDON M						
0840/1628	5/29/1997	WD	Q	V		35,000
GRANTOR: GEORGE RICHARDSON						
GRANTEE: WEBER & LEE AS JTWR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N10 W12 S10 E12$ W30 S27 E48 N27$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0020	BARN,FR	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0030	BARN,MT	0	100	30	40	1,200.00	UT	15.00	15.00	100	2026	2025		100	18,000	

LAND DESCRIPTION

TOTAL OB/XF 28,700

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							

REVIEW DATE 03/11/2025 BY JB Total Acres: 10.01 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 11/07/2025 BY SYS