

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



ELEMENT		CD	BUILDING CHARACTERISTICS		
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 Floor	13	LAM/VNLPLK	50		
Interior Floor	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	189,418
UOP	72	25	2024	18	1,895
TOTALS	1,872			1,818	191,313

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100%	- 2024	Heated Area: 1800			HX Base Yr 2024			
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/22/2026	MLU	12/18/2023	SPF		

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	191,313			
TOTAL MARKET OB/XF VALUE	40,500			
TOTAL LAND VALUE - MARKET	62,760			
TOTAL MARKET VALUE	294,573			
SOH/AGL Deduction	17,150			
ASSESSED VALUE	277,423			
TOTAL EXEMPTION VALUE	HX HB VX 56,411			
BASE TAXABLE VALUE	221,012			
TOTAL JUST VALUE	294,573			
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						

EXTRA FEATURES		218 SW WILLCOX GLN, LAKE CITY															
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	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	

TOTAL OB/XF																	40,500
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LAND DESCRIPTION																	TOTAL OB/XF							40,500
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	0200	C	MBL HM	100					5.23	AC		1.00	1.00	1.00	12,000.00	12,000.00	62,760							