

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

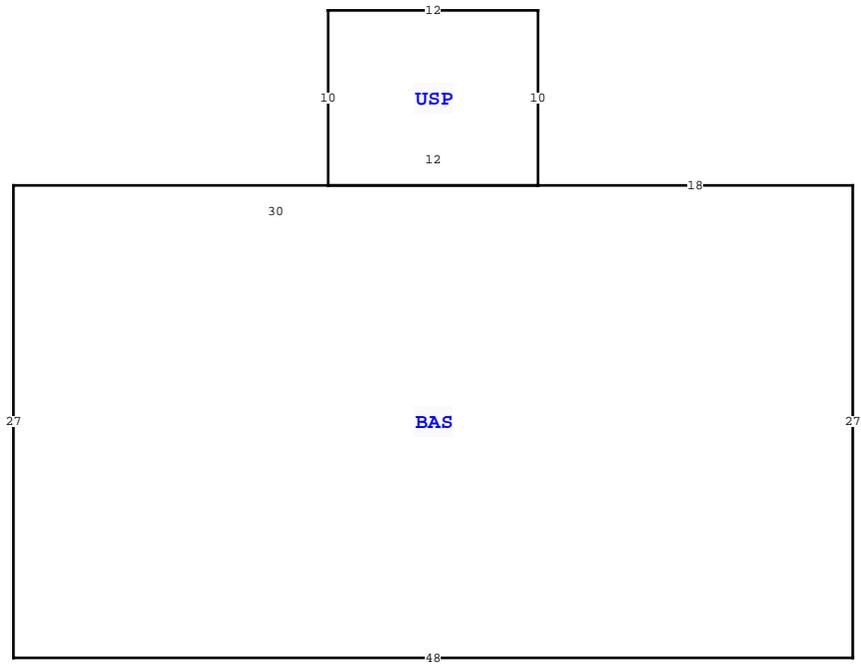
2026

18-3S-16-02177-106



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,296	100	
USP	120	35	
TOTALS	1,416		

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	45.00	55.00	
1 MANUF 1 100% - 2022 Heated Area: 1296 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			80,176
TOTAL MARKET OB/XF VALUE			28,700
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			203,971
SOH/AGL Deduction			66,730
ASSESSED VALUE			137,241
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			85,830
TOTAL JUST VALUE			203,971
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						

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

EXTRA FEATURES	
598 NW WOODLANDS TER, 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	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	
TOTAL OB/XF 28,700																	

LAND DESCRIPTION										TOTAL OB/XF														
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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,095							