

BEG AT SW COR OF SEC, RUN N 475. FT, S 475.95 FT, W 915.37 FT TO #9 OLD NIBLACK FARMS S/D UNREC).

GANCI JOSEPH/GANCI CHERYL  
36207 CHRISTIAN RD  
DADE CITY, FL 33523

**2025**

06-7S-17-09925-109  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: <b>BUILDING MARKET VALUE</b> <b>TOTAL MARKET OB/XF VALUE</b> <b>TOTAL LAND VALUE - MARKET</b> <b>TOTAL MARKET VALUE</b> SOH/AGL Deduction <b>ASSESSED VALUE</b> <b>TOTAL EXEMPTION VALUE</b> <b>BASE TAXABLE VALUE</b> <b>TOTAL JUST VALUE</b> <b>NCON VALUE</b> <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b>											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
																				<b>SALES DATA</b> OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1502/234 10/31/2023 WD Q V 01 130,000 GRANTOR: OASIS SPRINGS LLC GRANTEE: GANCI JOSEPH 1455/1352 12/16/2021 WD Q V 01 89,900 GRANTOR: EUGENE DUC GRANTEE: OASIS SPRINGS LLC											
<b>TOTALS</b> <b>EXTRA FEATURES</b>										448 SW CROW TER, FORT WHITE BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 04/07/2025 MLU											
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															
																	<b>BUILDING NOTES</b>														
																	<b>BUILDING DIMENSIONS</b>														
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0		A-1	0.00	0.00	9.67	AC		1.00	1.00	1.00	9,500.00	9,500.00	91,865														
<b>REVIEW DATE</b> 04/07/2025 <b>BY</b> MLU Total Acres: 9.67 Total Land Value: 91,865 Market: 0 Agricultural: 0 Common: 91,865 <b>PRINTED 08/15/2025 BY SYS</b>																															