COMM NW COR OF NW1/4 OF SW1/4, R
FT FOR POB, CONT E 145.53 FT, S
290.93 FT, S 80.19 FT, W 438.51

GIEBEIG GERALD P
86692 WORTHINGTON DR
YULEE, FL 32037

2026

07-4S-16-02806-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,500
TOTAL MARKET VALUE	25,500
SOH/AGL Deduction	4,930
ASSESSED VALUE	20,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,570
TOTAL JUST VALUE	25,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,500

SALE:2:1: 5.02 AC

SALE:1:1: 5.02 ACRES NOW ASSESSED WITH W,E,S $1,50

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/2295	10/09/2023	WD	Q	I	05	102,300
GRANTOR: MCCRANIE JULIAN H						
GRANTEE: GIEBEIG GERALD P						
1420/2052	9/30/2020	WD	Q	V	05	25,000
GRANTOR: TOMMIE WALFORD WILLIA						
GRANTEE: JULIAN H MCCRANIE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		00	0.00	0.00	1.70	AC		1.00	1.00	1.00	15,000.00	15,000.00	25,500							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 1.70 Total Land Value: 25,500 Market: 0 Agricultural: 0 Common: 25,500 PRINTED 11/18/2025 BY SYS