COMM NW COR OF SEC, RUN S 1457 F
E 1334.59 FT, S 471.84 FT, W 132
473.1 FT TO POB. (AKA LOT 3).

GANCI TRUST
36207 CHRISTIAN RD
DADE CITY, FL 33523

2026

07-7S-17-09931-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	7717.00	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

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,800
TOTAL MARKET VALUE	6,319
SOH/AGL Deduction	0
ASSESSED VALUE	6,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,319
TOTAL JUST VALUE	127,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	127,800

SALE:3:1: THIS SALE FOR APPX 14.20 AC VAC LAND (WP
SALE:1:1: 13.21 AC @ $1990 PER AC / ASSESSED $1600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1375/0773	12/27/2018	WD	U	V	37	73,900
GRANTOR: KATHRYN NIBLACK						
GRANTEE: JOSEPH & CHERYL GAN						
1365/1058	7/11/2018	CT	U	V	18	100
GRANTOR: CLERK OF COURT (GARY						
GRANTEE: KATHRYN NIBLACK						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.20	AC		1.00	1.00	1.00	445.00	445.00	6,319							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	127,800							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 14.20 Total Land Value: 6,319 Market: 127,800 Agricultural: 6,319 Common: 0 PRINTED 11/19/2025 BY SYS