(AKA LOT 6 GLENN FARMS UNR):
COMM NW COR, RUN S 1759.92 FT, E
POB, CONT E 159.85 FT TO A PT OF

GANCI TRUST DATED JANUARY 25, 2016
36207 CHRISTIAN RD
DADE CITY, FL 33523

2026

12-7S-16-04184-007

BUILDING CHARACTERISTICS

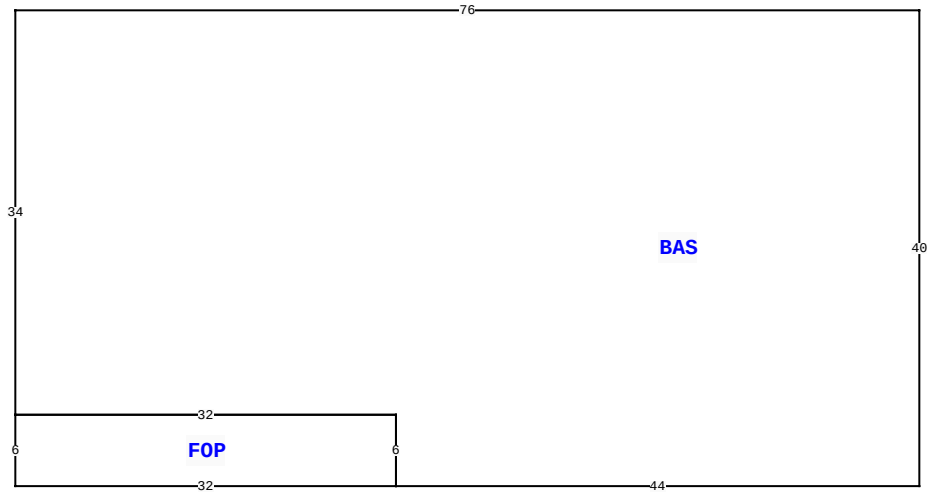
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	6200	PASTURE CLS33
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	12716.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,848	100		2,848	176,862
FOP	192	35		67	4,161
TOTALS	3,040			2,915	181,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,915	113.9000	107.07	312,109	2008	2008	0	0	0	42.00	58.00

3 MANUF 1 0% - 2023 Heated Area: 2848 HX Base Yr



700 SW BEAR LN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	05/12/2023 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	181,023
TOTAL MARKET OB/XF VALUE	10,350
TOTAL LAND VALUE - MARKET	96,900
TOTAL MARKET VALUE	203,449
SOH/AGL Deduction	0
ASSESSED VALUE	203,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,449
TOTAL JUST VALUE	288,273
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,636

SALE:4:1: 10.20 AC @ 2600 PER AC.
SALE:3:1: ASSIGNMENT OF AGREEMENT FOR DEED
SALE:1:1: 1989 SPRI HS MOB HOME INCLUDED ON DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29568	M H	395	07/21/2011
26650	M H	425	01/22/2008
26057	TR/TRAILER	50	07/25/2007
15304	M H	125	03/26/1999
8541	M H	125	06/28/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/932	4/22/2022	WD	U	I	37	150,000
GRANTOR: GLENN ROBERT J						
GRANTEE: GANCI TRUST DATED J						
1131/1962	9/19/2007	QC	Q	I	01	0
GRANTOR: SUNDANCE LLP						
GRANTEE: ROBERT & MICHELLE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S34 FOP= S6 E32 N6 W32$ E32 S6 E44 N40$.

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
1	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,350

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.20	AC		1.00	1.00	1.00	280.00	280.00	2,576							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.20	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,400							

REVIEW DATE 05/12/2023 BY SPF Total Acres: 10.20 Total Land Value: 12,076 Market: 87,400 Agricultural: 2,576 Common: 9,500 PRINTED 11/20/2025 BY SYS