COMM AT NE COR OF SEC, RUN W 566
TO S R/W OF CR 242 FOR POB, RUN
210 FT, S 273.34 FT, W 421.89 FT

GIBBS ROBERT
160 HERCULES CT
OCOEE, FL 34761

2026

30-4S-16-03240-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30416.00	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	04/07/2025 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	70,490
TOTAL MARKET VALUE	70,490
SOH/AGL Deduction	16,715
ASSESSED VALUE	53,775
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,775
TOTAL JUST VALUE	70,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1196/2002	6/11/2010	QC	U	V	11	100
GRANTOR: JAMES RENTZ						
GRANTEE: ROBERT GIBBS						
1012/2773	3/17/2004	WD	Q	V	03	100
GRANTOR: RENTZ						
GRANTEE: RENTZ						

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			0.00	0.00	7.42	AC		1.00	1.00	1.00	9,500.00	9,500.00	70,490							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 7.42 Total Land Value: 70,490 Market: 0 Agricultural: 0 Common: 70,490 PRINTED 11/17/2025 BY SYS