

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

2026

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													
																						STANDARD													
																				VALUATION BY					Tax Group: 3					Tax Dist:					
																				BUILDING MARKET VALUE										0					
																				TOTAL MARKET OB/XF VALUE										0					
																				TOTAL LAND VALUE - MARKET										106,370					
																				TOTAL MARKET VALUE										2,708					
																				SOH/AGL Deduction										0					
																				ASSESSED VALUE										2,708					
																				TOTAL EXEMPTION VALUE										0					
																				BASE TAXABLE VALUE										2,708					
																				TOTAL JUST VALUE										106,370					
																				NCON VALUE										0					
																				INCOME VALUE															
																				PREVIOUS YEAR MKT VALUE										91,865					
																				PERMIT NUM				DESCRIPTION				AMT				ISSUED			
																				000053984				Electrical Servic								09/04/2025			
																				SALES DATA															
																				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															
																				BUILDING NOTES															
																				BUILDING DIMENSIONS															
TOTALS																																			
EXTRA FEATURES										448 SW CROW TER, FORT WHITE																									
										BLD DATE										LGL DATE															
										XF DATE										LAND DATE															
										INC DATE										AG DATE															
																				05/06/2026 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																			
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	6200	A	PASTURE 3	0					9.67	AC		1.00	1.00	1.00	280.00	280.00	2,708																		
2	9910	M	MKT.VAL.AG	0					9.67	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,370																		
REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.67 Total Land Value: 2,708 Market: 106,370 Agricultural: 2,708 Common: 0 PRINTED 05/12/2026 BY SYS																																			