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

2027

06-7S-17-09925-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6717.00	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

448 SW CROW TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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	106,370

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

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	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 11/17/2026 BY SYS