COMM NW COR OF NW1/4 OF SW1/4, R
FT FOR POB, RUN E 292.98 FT, S 2
290.93 FT, N 248.79 FT TO POB.

GIEBEIG GERALD P
86692 WORTHINGTON DR
YULEE, FL 32037

2026

07-4S-16-02806-022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	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

272 SW WILLCOX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	27,200
TOTAL MARKET VALUE	30,200
SOH/AGL Deduction	6,000
ASSESSED VALUE	24,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,200
TOTAL JUST VALUE	30,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,500

SALE:4:1: 5.02 AC (BOUGHT UNDER AG FOR 1994)NOW HA

SALE:3:1: PERSONAL REP DEED ORANGE CO #PR94-2235

SALE:2:1: 5.02 AC W/ 1986 SW MH

SALE:1:1: MOB HOME ON PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8741	M H	125	08/18/1994
8736	M H	125	08/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2295	10/09/2023	WD	Q	I	05	102,300
GRANTOR: MCCRANIE JULIAN H						
GRANTEE: GIEBEIG GERALD P						
1420/2052	9/30/2020	WD	Q	I	05	25,000
GRANTOR: PEGGY JAME WILLIAMS &						
GRANTEE: JULIAN H MCCRANIE						

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
1	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 3,000

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		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,200							

REVIEW DATE 05/11/2026 BY CM Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 06/23/2026 BY SYS