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**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0200 | MOBILE HOME | |
| 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 | |

### 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 | 0200 | C | MBL HM | 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 02/13/2024 BY JB Total Acres: 1.70 Total Land Value: 27,200 Market: 0 Agricultural: 0 Common: 27,200 PRINTED 05/08/2026 BY SYS