

COMM NW COR OF SEC, RUN S 1457 F  
E 1334.59 FT, S 471.84 FT, W 132  
473.1 FT TO POB. (AKA LOT 3).

GANCI TRUST  
36207 CHRISTIAN RD  
DADE CITY, FL 33523

**2026**

07-7S-17-09931-004  


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															
																						VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 127,800 TOTAL MARKET VALUE 6,319 SOH/AGL Deduction 0 ASSESSED VALUE 6,319 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 6,319 TOTAL JUST VALUE 127,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 127,800 SALE:3:1: THIS SALE FOR APPX 14.20 AC VAC LAND (WP SALE:1:1: 13.21 AC @ \$1990 PER AC / ASSESSED \$1600															
DOR CODE		5500 TIMBERLAND 80-89																		PERMIT NUM				DESCRIPTION				AMT		ISSUED							
MAP NUM																																					
NEIGHBORHOOD/LOC		7717.00 1.00/																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																				BLD DATE		LGL DATE		05/07/2026		MLU		SALES DATA									
EXTRA FEATURES																				XF DATE		LAND DATE						OFF RECORD Number DATE TYPE Q V RSN SALE INST U I / CD PRICE 1375/0773 12/27/2018 WD U V 37 73,900 GRANTOR: KATHRYN NIBLACK GRANTEE: JOSEPH & CHERYL GAN 1365/1058 7/11/2018 CT U V 18 100 GRANTOR: CLERK OF COURT (GARY GRANTEE: KATHRYN NIBLACK									
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	BUILDING NOTES																				
																	BUILDING DIMENSIONS																				
																				BLD DATE		LGL DATE		05/07/2026		MLU											
																				XF DATE		LAND DATE															
																				INC DATE		AG DATE															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.20	AC		1.00	1.00	1.00	445.00	445.00	6,319																				
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	127,800																				
REVIEW DATE 05/07/2026 BY MLU Total Acres: 14.20 Total Land Value: 6,319 Market: 127,800 Agricultural: 6,319 Common: 0 PRINTED 05/13/2026 BY SYS																																					