COMM AT THE SE COR OF NW1/4 OF S
430.18 FT, N 660.85 FT TO POB, W
655.65 FT, E 801.86 FT, S 658.38

J & C GANCI PROPERTIES LLC
36207 CHRISTIAN RD
DADE CITY, FL 33523

**2027**

**07-7S-17-09933-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5600 | TIMBERLAND 70-79 | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 7717.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0 |
| TOTAL LAND VALUE - MARKET | 200,550 |
| TOTAL MARKET VALUE | 8,051 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 8,051 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,051 |
| TOTAL JUST VALUE | 200,550 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 200,550 |

LAND:1:1: POOR ACCESS AND 3 SINK HOLES ON PROP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/669 | 4/03/2025 | WD | Q | V | 01 | 242,000 |
| GRANTOR: NEAL DAVID | | | | | | |
| GRANTEE: J & C GANCI PROPERT | | | | | | |
| 1537/667 | 3/31/2025 | WD | U | V | 11 | 100 |
| GRANTOR: COREY ROBERT E | | | | | | |
| GRANTEE: NEAL DAVID | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | 5600 | A | TIMBER 3 | 0 | | | | | 28.65 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 8,051 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | | | | 28.65 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 200,550 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/07/2026 BY MLU Total Acres: 28.65 Total Land Value: 8,051 Market: 200,550 Agricultural: 8,051 Common: 0 PRINTED 11/17/2026 BY SYS