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

2026

07-7S-17-09933-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
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

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	200,550
SOH/AGL Deduction	0
ASSESSED VALUE	200,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,550
TOTAL JUST VALUE	200,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,350

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	27.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	189,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.15	AC		1.00	1.00	1.00	7,000.00	7,000.00	1,050							
3	0000	C	VAC RES	0		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	10,500							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 28.65 Total Land Value: 200,550 Market: 0 Agricultural: 0 Common: 200,550 PRINTED 05/12/2026 BY SYS