

(AKA LOT 6 GLENN FARMS UNR):  
 COMM NW COR, RUN S 1759.92 FT, E  
 POB, CONT E 159.85 FT TO A PT OF

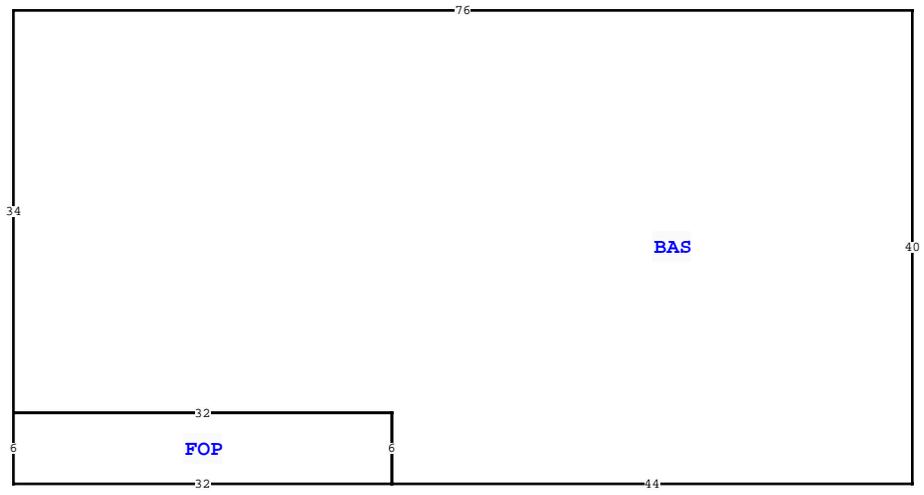
GANCI TRUST DATED JANUARY 25, 2016  
 36207 CHRISTIAN RD  
 DADE CITY, FL 33523

**2026**

12-7S-16-04184-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	6200 PASTURE CLS33		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,848	100	
FOP	192	35	
TOTALS	3,040		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,915	113.9000	109.34	318,726	2008	2008	0	0	42.00	58.00	
3 MANUF 1			0% - 2023			Heated Area: 2848			HX Base Yr			



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				184,861		
TOTAL MARKET OB/XF VALUE				10,350		
TOTAL LAND VALUE - MARKET				112,200		
TOTAL MARKET VALUE				208,787		
SOH/AGL Deduction				0		
ASSESSED VALUE				208,787		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				208,787		
TOTAL JUST VALUE				307,411		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				297,636		
SALE:4:1: 10.20 AC @ 2600 PER AC.						
SALE:3:1: ASSIGNMENT OF AGREEMENT FOR DEED						
SALE:1:1: 1989 SPRI HS MOB HOME INCLUDED ON DEED						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
29568	M H	395	07/21/2011			
26650	M H	425	01/22/2008			
26057	TR/TRAILER	50	07/25/2007			
15304	M H	125	03/26/1999			
8541	M H	125	06/28/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/932	4/22/2022	WD	U	I	37	150,000
GRANTOR: GLENN ROBERT J						
GRANTEE: GANCI TRUST DATED J						
1131/1962	9/19/2007	QC	Q	I	01	0
GRANTOR: SUNDANCE LLP						
GRANTEE: ROBERT & MICHELLE G						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S34 FOP= S6 E32 N6 W32S E32 S6 E44 N40\$.						

EXTRA FEATURES		700 SW BEAR LN, FORT WHITE	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0070	CARPORT UF	0.00
2	0261	PRCH, UOP	0.00
3	0296	SHED METAL	0.00
4	9945	Well/Sept	7,000.00
5	9947	Septic	3,000.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	MLU	SPF
			05/06/2026				
			05/12/2023				

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000								
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.20	AC		1.00	1.00	1.00	280.00	280.00	2,576								
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.20	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,200								