

(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

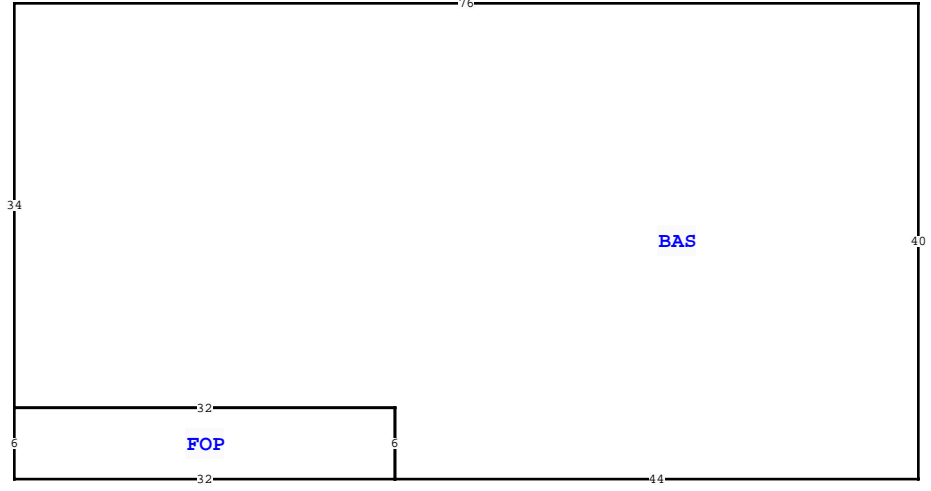
GANCI TRUST DATED JANUARY 25, 2016
 36207 CHRISTIAN RD
 DADE CITY, FL 33523

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	107.07	312,109	2008	2008	0	0	42.00	58.00	
3 MANUF 1 0% - 2023 Heated Area: 2848 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	181,023		
TOTAL MARKET OB/XF VALUE	10,350		
TOTAL LAND VALUE - MARKET	112,200		
TOTAL MARKET VALUE	204,949		
SOH/AGL Deduction	0		
ASSESSED VALUE	204,949		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	204,949		
TOTAL JUST VALUE	303,573		
NCON VALUE	0		
INCOME VALUE			
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0070	CARPOT UF	0	0	0	1.00	UT	0.00	0.00	100	2010	2010
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2015	2015
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2015	2015
4	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100		
5	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100		

TOTAL OB/XF												
10,350												
700 SW BEAR LN, FORT WHITE												
BLD DATE		LGL DATE		05/06/2026		MLU						
XF DATE		LAND DATE		05/12/2023		SPF						
INC DATE		AG DATE										

BUILDING NOTES												
700 SW BEAR LN, FORT WHITE												

BUILDING DIMENSIONS												
BAS= W76 S34 FOP= S6 E32 N6 W32\$ E32 S6 E44 N40\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.20	AC		1.00
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	9.20	AC		1.00