E1/2 OF NE1/4. WD 1221-1849
WD 1231-95, DC 1296-1182, 1296
-2749, WD 1305-133, WD 1310-

GANCI JOSEPH & CHERYL TRUSTEES/GANCI CHERYL
36207 CHRISTIAN ROAD
DADE CITY, FL 33523

2026

12-7S-16-04185-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12716.00	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	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	22,430
SOH/AGL Deduction	0
ASSESSED VALUE	22,430
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,430
TOTAL JUST VALUE	440,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,000

LAND:1:1: JOINS 4109-000 TOTAL 200AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1908	8/19/2019	WD	U	V	11	100
GRANTOR: JOSEPH & CHERYL GANCI						
GRANTEE: JOSEPH M & CHERYL A						
1389/1949	7/22/2019	WD	U	V	11	0
GRANTOR: KATHRYN NIBLACK INDIV						
GRANTEE: JOSEPH & CHERYL GAN						

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	281.00	281.00	8,430							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	50.00	AC		1.00	1.00	1.00	280.00	280.00	14,000							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 80.00 Total Land Value: 22,430 Market: 440,000 Agricultural: 22,430 Common: 0 PRINTED 05/14/2026 BY SYS