

COMM AT NE COR OF SEC, RUN W 566  
 TO S R/W OF CR 242 FOR POB, RUN  
 210 FT, S 273.34 FT, W 421.89 FT

GIBBS ROBERT  
 160 HERCULES CT  
 OCOEE, FL 34761

2026

30-4S-16-03240-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																			
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 89,040 <b>TOTAL MARKET VALUE</b> 89,040 <b>SOH/AGL Deduction</b> 35,265 <b>ASSESSED VALUE</b> 53,775 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 53,775 <b>TOTAL JUST VALUE</b> 89,040 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 70,490																																					
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																																					
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1196/2002</td> <td>6/11/2010</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JAMES RENTZ GRANTEE: ROBERT GIBBS <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1012/2773</td> <td>3/17/2004</td> <td>WD</td> <td>Q</td> <td>V</td> <td>03</td> <td>100</td> </tr> </tbody> </table> GRANTOR: RENTZ GRANTEE: RENTZ										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1196/2002	6/11/2010	QC	U	V	11	100	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1012/2773	3/17/2004	WD	Q	V	03	100
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/06/2026 MLU																																					
L N	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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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																	
1	0000	C	VAC RES	0			0.00	0.00	7.42	AC		1.00	1.00	1.00	12,000.00	12,000.00	89,040																																								
																	<b>TOTAL OB/XF</b> 0																																								
<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU Total Acres: 7.42 Total Land Value: 89,040 Market: 0 Agricultural: 0 Common: 89,040 <b>PRINTED 06/23/2026 BY SYS</b>																																																									