LOT 1 RIVER RISE S/D UNIT 1.
WD 1083-1261, WD 1430-465

HICKS JAMES LARRY/HICKS CYNTHIA KAY
133 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2025

16-7S-17-10006-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

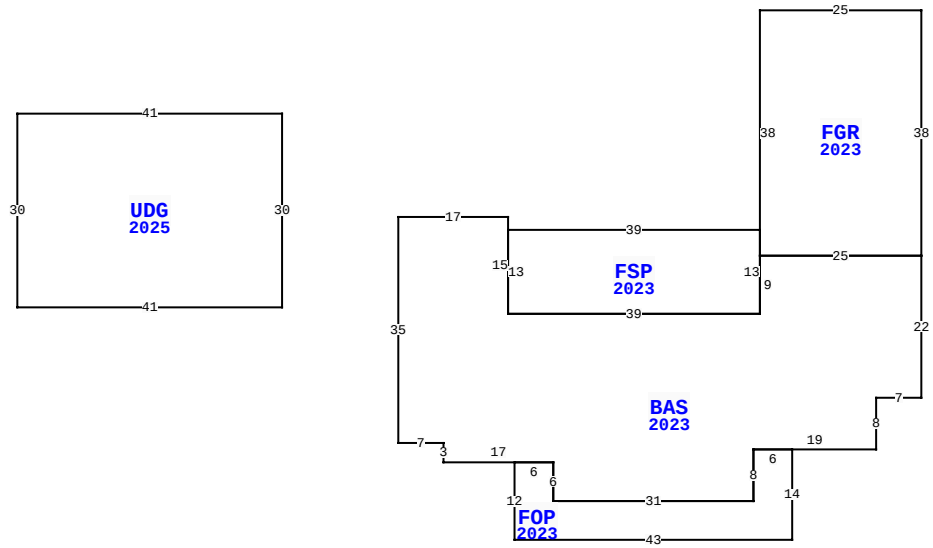
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16717.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2023	2,400	317,614
FGR	950	55	2023	522	69,081
FOP	342	30	2023	103	13,631
FSP	507	40	2023	203	26,865
UDG	1,230	55	2025	676	89,461
TOTALS	5,429			3,904	516,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,904	120.5710	135.04	527,196	2022	2022	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2400 HX Base Yr 2023



133 SW MARYNIK DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		516,652
TOTAL MARKET OB/XF VALUE		8,680
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		595,332
SOH/AGL Deduction		180,533
ASSESSED VALUE		414,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		364,077
TOTAL JUST VALUE		595,332
NCON VALUE		94,261
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052578	Storage Building	14,000	03/13/2025
000042630	New Residential C	429,250	08/26/2021
000042632	Storage Building	81,200	08/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1430/465	2/10/2021	WD	Q	V	01	67,500
GRANTOR: BEMBRY BUILDERS INC						
GRANTEE: HICKS JAMES LARRY						
1083/1261	4/07/2006	WD	Q	V		67,800
GRANTOR: SUMMERS						
GRANTEE: BEMBRY BUILDERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=70,20] W25 S9 W39 N15 W17 S35 E7 S3 E17 S6 E31 N8 E19 N8 E7 N22 $
FGR=[YR=2023;ORIG=45,-18] E25 S38 W25 N38 $
FSP=[YR=2023;ORIG=6,16] E39 S13 W39 N13 $
FOP=[YR=2023;ORIG=50,50] W6 S8 W31 N6 W6 S12 E43 N14 $
UDG=[YR=2025;ORIG=-70,-2] E41 S30 W41 N30 $
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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
1	0260	PAVEMENT-A	0	100	0	0	1,300.00	UT	1.60	1.60	100	2023	2022		100	2,080	
2	0166	CONC,PAVMT	0	100	0	0	600.00	UT	3.00	3.00	100	2023	2022		100	1,800	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2025	2024		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 8,680

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	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

REVIEW DATE 04/15/2025 BY randall Total Acres: 5.02 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/01/2025 BY SYS