LOT 2 RIVER RISE S/D UNIT 1.
WD 1079-2328, CT 1302-940, WD

MUELLER JASON L/MUELLER JENNIFER L
209 SW MARYNIK
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-202

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
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
Quality	07	07

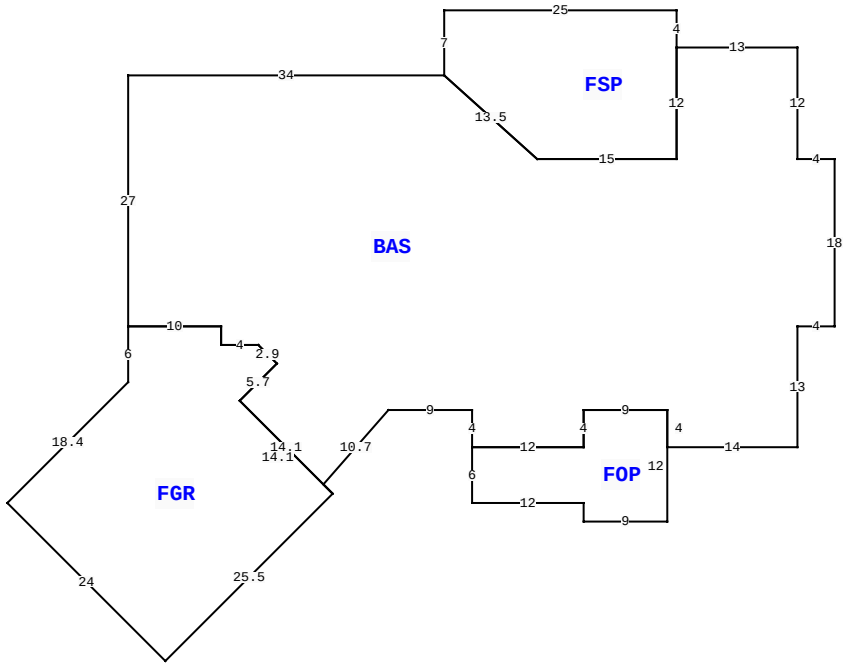
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16717.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,569	100		2,569	328,421
FGR	671	55		369	47,173
FOP	180	30		54	6,903
FSP	355	40		142	18,153
TOTALS	3,775			3,134	400,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,134	121.4246	136.00	426,224	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2569 HX Base Yr 2020



209 SW MARYNIK DR, HIGH SPRINGS

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		400,651
TOTAL MARKET OB/XF VALUE		63,908
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		534,559
SOH/AGL Deduction		154,209
ASSESSED VALUE		380,350
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		329,628
TOTAL JUST VALUE		534,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043429	Swimming Pool and	61,000	12/21/2021
37672	SFR	1,281	01/23/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0154	12/15/2017	WD	Q	V	01	45,000
GRANTOR: RIVER RISE HOMEOWNERS						
GRANTEE: JASON L & JENNIFER						
1302/0940	9/23/2015	CT	U	V	18	100
GRANTOR: J DEANS CONSTRUCTION						
GRANTEE: RIVER RISE HOMEOWNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FSP= N4 W25 S7 D9 R10 E15 N12$ S12 W15 L10 U9 W34 S27 FGR= S6 L13 D13 D17 R17 R18 U18 L10 U10 R4 U4 L2 U2 W4 N2 W10 $ E10 S2 E4 D2 R2 D4 L4 D10 R10 L1 U1 R7 U8 E9 S4 FOP= S6 E12 S2 E9 N12 W9 S4 W12$ E12 N4 E9 S4 E14 N13 E4 N18 W4 N12$.

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	0166	CONC,PAVMT	0	100	0	0	568.00	UT	2.25	2.25	100	2019	2019	3	100	1,278	
2	0260	PAVEMENT-A	0	100	13	257	3,341.00	UT	2.50	2.50	100	2019	2019	3	100	8,353	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2023	2022		95	29,925	
4	0166	CONC,PAVMT	0	100	25	43	625.00	UT	3.00	3.00	100	2023	2022		100	1,875	
5	0280	POOL R/CON	0	100	13	26	338.00	UT	70.00	70.00	100	2023	2022		95	22,477	

LAND DESCRIPTION

TOTAL OB/XF 63,908

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 10/19/2022 BY TW Total Acres: 5.02 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/19/2025 BY SYS