LOT 3 RIVER RISE S/D UNIT 1.
WD 1079-2328, WD 1149-2702, WD 1

FITZHUGH PATRICK E/FITZHUGH BEVERLY ANN
275 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

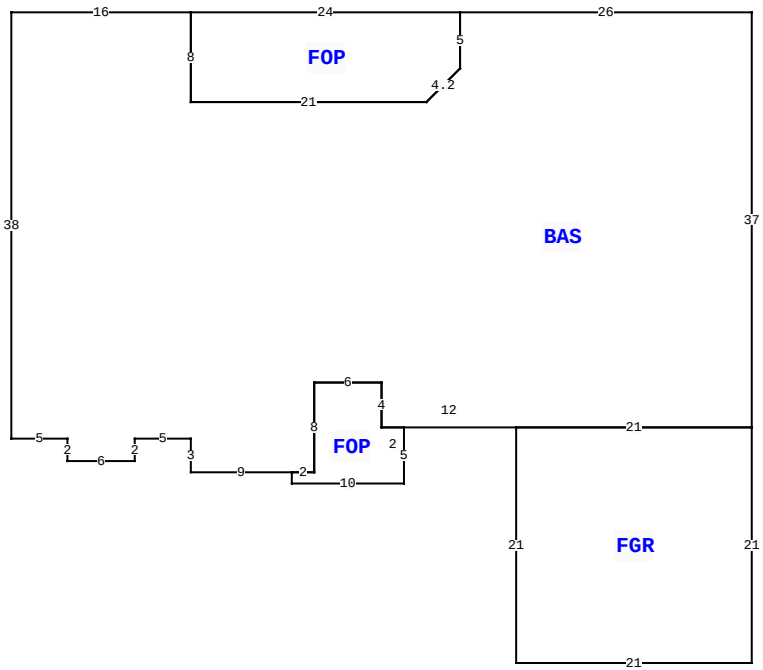
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	06	06
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	2,303	100		2,303	273,544
FGR	441	55		243	28,863
FOP	66	30		20	2,376
FOP	188	30		56	6,652
TOTALS	2,998			2,622	311,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	129.3299	144.85	379,797	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2018 Heated Area: 2303 HX Base Yr 2018



275 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		311,434
TOTAL MARKET OB/XF VALUE		9,896
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		391,330
SOH/AGL Deduction		111,524
ASSESSED VALUE		279,806
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,084
TOTAL JUST VALUE		391,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049574	Roof Replacement	18,300	04/09/2024
24709	SFR	695	07/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2734	7/07/2025	LE	U	I	14	100
GRANTOR: FITZHUGH PATRICK E						
GRANTEE: FITZHUGH PATRICK E						
1340/0761	7/07/2017	WD	Q	I	01	310,000
GRANTOR: RICKY W & DINAH M WIL						
GRANTEE: PATRICK E & BEVERLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W24 S8 E21 R3 U3 N5$ S5 D3 L3 W21 N8 W16 S38 E5 S2 E6 N2 E5 S3 E9 FOP= S1 E10 N5 W2 N4 W6 S8 W2$ E2 N8 E6 S4 E12 FGR= S21 E21 N21 W21$ E21 N37$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,632.00	UT	3.00	3.00	100	2007	2007	3	100	7,896	

LAND DESCRIPTION

TOTAL OB/XF 9,896

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 04/29/2024 BY JS Total Acres: 5.09 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/19/2025 BY SYS