LOT 4 RIVER RISE S/D UNIT 1.
WD 1079-1484, WD 1368-1691, WD 1

CONDO STEVEN KLINE/CONDO KENDRA ROTHHAAR
339 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

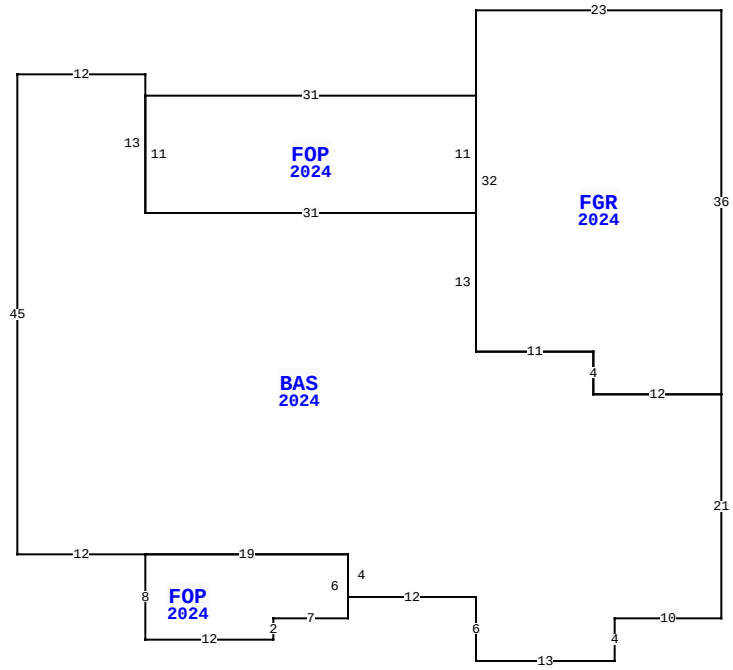
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	2,159	100	2024	2,159	282,864
FGR	784	55	2024	431	56,468
FOP	138	30	2024	41	5,371
FOP	341	30	2024	102	13,363
TOTALS	3,422			2,733	358,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	119.3640	133.69	365,375	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2159 HX Base Yr 2024



339 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		358,068
TOTAL MARKET OB/XF VALUE		2,580
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		430,648
SOH/AGL Deduction		74,778
ASSESSED VALUE		355,870
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,148
TOTAL JUST VALUE		430,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044926	New Residential C	385,000	07/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1550	8/18/2023	LE	U	V	14	100
GRANTOR: CONDO STEVEN KLINE						
GRANTEE: CONDO STEVEN KLINE						
1375/0756	9/12/2018	WD	U	V	11	100
GRANTOR: STEVE ALLEN & JEAN DO						
GRANTEE: KLINE CONDO & KENDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,10] W12 S45 E12 E19 S4 E12 S6 E13 N4 E10 N21 W12 N4 W11 N13 W31 N13 $
FGR=[YR=2024;ORIG=134,4] W23 S32 E11 S4 E12 N36 $
FOP=[YR=2024;ORIG=80,12] E31 S11 W31 N11 $
FOP=[YR=2024;ORIG=99,55] W19 S8 E12 N2 E7 N6 $
.

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	860.00	UT	3.00	3.00	100	2024	2023		100	2,580	

LAND DESCRIPTION

TOTAL OB/XF 2,580

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 12/28/2023 BY HC Total Acres: 5.10 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 10/03/2025 BY SYS