LOT 6 RIVER RISE S/D UNIT 1.
WD 1077-665, WD 1175-1201, QC 12

MCDONALD TERENCE D/MCDONALD CYNTHIA C
455 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
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
Quality	07	07

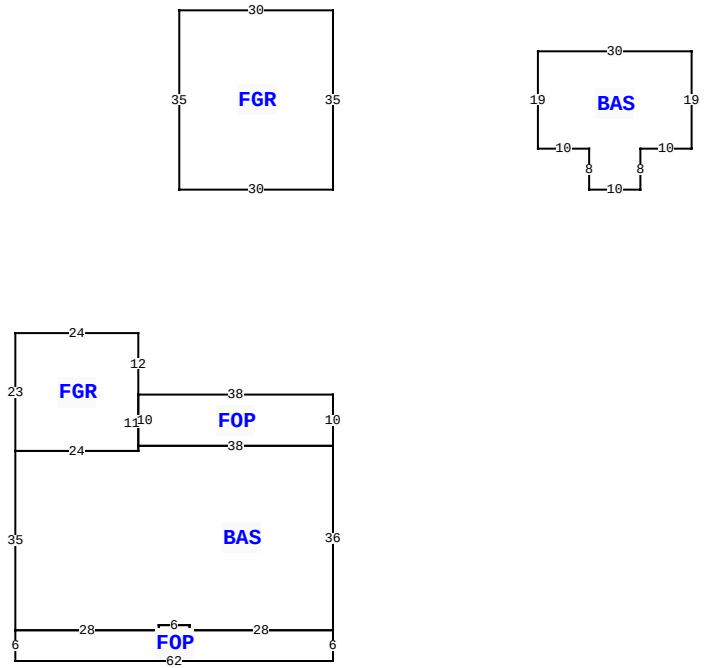
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	650	100		650	69,807
BAS	2,202	100		2,202	236,485
FGR	552	55		304	32,648
FGR	1,050	55		578	62,075
FOP	378	30		113	12,136
FOP	380	30		114	12,243
TOTALS	5,212			3,961	425,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,961	116.9355	130.97	518,772	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2023 Heated Area: 2852 HX Base Yr 2023



455 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		425,393
TOTAL MARKET OB/XF VALUE		6,834
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		502,227
SOH/AGL Deduction		195,777
ASSESSED VALUE		306,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,728
TOTAL JUST VALUE		502,227
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052381	Roof Replacement	25,000	02/19/2025
28096	GARAGE	235	09/22/2009
24528	SFR	690	05/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1472/2761	8/01/2022	WD	Q	I	01	520,000
GRANTOR: THIERY LARA ANNETTE						
GRANTEE: MCDONALD TERENCE D						
1345/1877	9/27/2017	WD	U	I	11	0
GRANTOR: CHRISTOPHER CALEB JOH						
GRANTEE: LARA ANNETTE THIERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S1 W24 S35 E28 N1 E6 S1 E28 N36 $
FGR=[ORIG=0,-50] N35 W30 S35 E30 $
BAS=[ORIG=50,-50] E10 N8 E10 N19 W30 S19 E10 S8 $
FGR=[ORIG=-38,-10] N12 W24 S23 E24 N11 $
FOP=[ORIG=0,0] N10 W38 S10 E38 $
FOP=[ORIG=-62,36] S6 E62 N6 W28 N1 W6 S1 W28 $
.

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	270.00	UT	3.00	3.00	100	2007	2007	3	100	810	
2	0260	PAVEMENT-A	0	100	0	0	6,620.00	UT	1.30	1.30	70	2010	2010	3	70	6,024	

LAND DESCRIPTION

TOTAL OB/XF 6,834

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 03/10/2025 BY jerry Total Acres: 5.10 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/19/2025 BY SYS