LOT 9 RIVER RISE S/D UNIT 1.
WD 1074-906,907, WD 1197-2229,

CHADDOCK MICHAEL LLOYD/CHADDOCK VALERIE ANN
230 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-209

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

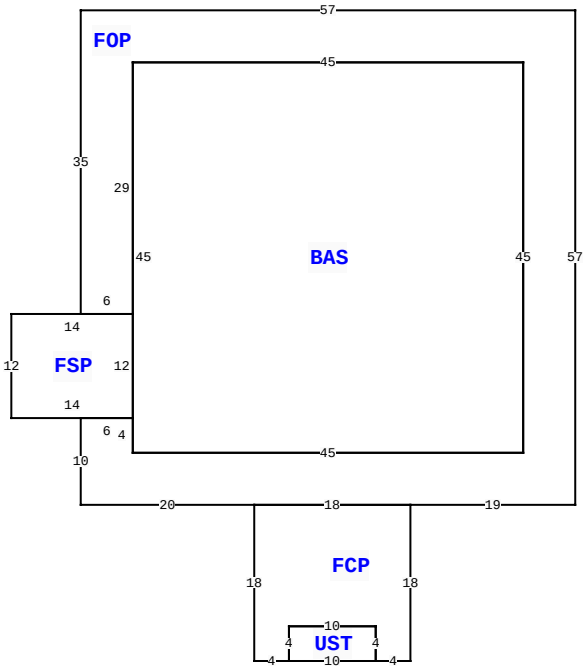
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,025	100		2,025	215,114
FCP	284	25		71	7,542
FOP	1,152	30		346	36,756
FSP	168	40		67	7,117
UST	40	45		18	1,912
TOTALS	3,669			2,527	268,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,527	99.8400	111.82	282,569	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2023 Heated Area: 2025 HX Base Yr 2023



230 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		268,441
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		338,441
SOH/AGL Deduction		15,996
ASSESSED VALUE		322,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,723
TOTAL JUST VALUE		338,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044098	Swimming Pool and	26,000	04/04/2022
39003	SFR	0	12/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/2210	1/17/2018	WD	Q	V	01	47,500
GRANTOR: JERRY A GARDNER & DIA						
GRANTEE: MICHAEL LLOYD & VAL						
1298/1624	7/21/2015	QC	U	V	11	39,600
GRANTOR: PENELOPE ALEXANDER						
GRANTEE: JERRY A GARDNER & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-91,16] E45 S45 W45 N45 $
FOP=[ORIG=-40,10] W57 S35 E6 N29 E45 S45 W45 N4 W6 S10 E20 E18 E19 N57 $
FCP=[ORIG=-77,85] E4 N4 E10 S4 E4 N18 W18 S18 $
FSP=[ORIG=-105,57] E14 N12 W14 S12 $
UST=[ORIG=-73,85] E10 N4 W10 S4 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 HC Total Acres: 5.01 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 10/03/2025 BY SYS