

LOT 12 RIVER RISE RESIDENTIAL S/
WD 1077-1462, DC 1434-562, QC 14

MCALHANY PATRICIA S REVOCABLE TRUST
420 SW MARYNIK DR
HIGH SPRINGS, FL 32643-1453

2026

16-7S-17-10006-212



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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
BAS	2,590	100
FGR	575	55
FOP	352	30
FSP	495	40
UDG	900	55
UOP	480	20
TOTALS	5,392	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,801	117.5055	131.61	500,250	2007	2007	0	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2009													
Heated Area: 2590 HX Base Yr 2009													
420 SW MARYNIK DR, HIGH SPRINGS													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/15/2024 MLU													

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
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	2007	2007	3
2	0166	CONC, PAVMT	0	100	0	0		748.00	3.00	100	2007	2007	3
3	0060	CARPORT F	0	100	0	0		1.00	0.00	100	2010	2010	3
4	0252	LEAN-TO W/	0	100	0	0		1.00	0.00	100	2013	2013	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		410,205	
TOTAL MARKET OB/XF VALUE		5,584	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		485,789	
SOH/AGL Deduction		169,878	
ASSESSED VALUE		315,911	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		260,189	
TOTAL JUST VALUE		485,789	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		490,792	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25146	SFR	769	10/20/2006
25147	GARAGE	223	10/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/2656	9/23/2021	QC	U	I	11	100
GRANTOR: MCALHANY PATRICIA S						
GRANTEE: MCALHANY PATRICIA S						
1452/2656	9/23/2021	QC	U	I	11	100
GRANTOR: MCALHANY PATRICIA S						
GRANTEE: MCALHANY PATRICIA S						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W20 FSP= N15 W33 S15 E33\$ W54 S6 FGR= W25 S23 E25 N23\$ S29 E21 FOP= S11 E32 N11 W32\$ E53 N35\$ PTR= N30 UOP= N30 W16 UDG= W30 S30 E30 N30\$ S30 E16\$ S30\$.													