LOT 38 RIVER RISE S/D UNIT 2.
WD 1075-920, WD 1297-1031, DC 15

ZASCIURINSKAS PATRICIA D
643 SW MARYNIK DR
HIGH SPRINGS, FL 32643-1458

2026

16-7S-17-10006-238

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

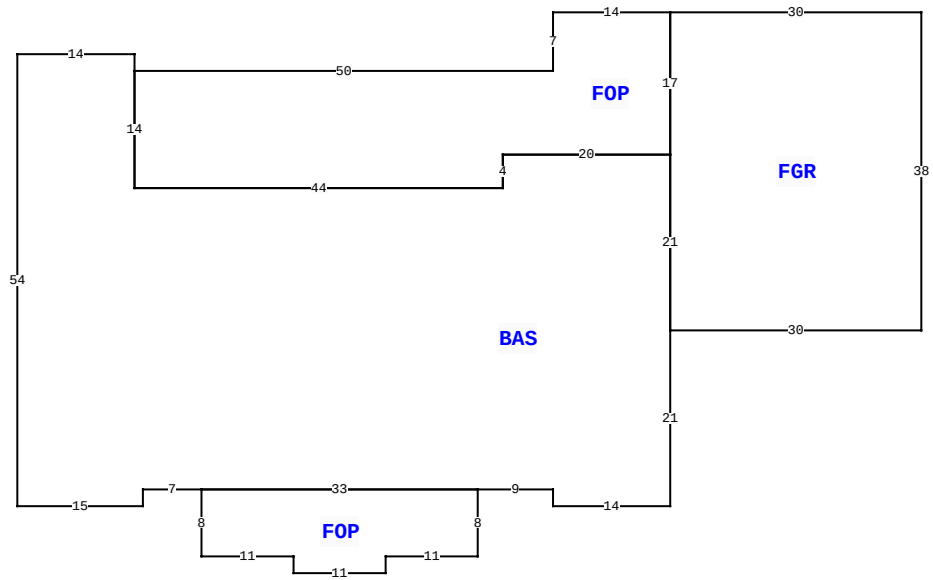
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	3,170	100		3,170	378,392
FGR	1,140	55		627	74,843
FOP	286	30		86	10,265
FOP	914	30		274	32,706
TOTALS	5,510			4,157	496,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,157	111.0165	124.34	516,881	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 3170 HX Base Yr 2022



643 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		496,206
TOTAL MARKET OB/XF VALUE		38,984
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		605,190
SOH/AGL Deduction		130,198
ASSESSED VALUE		474,992
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		419,270
TOTAL JUST VALUE		605,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41050	POOL		12/21/2020
40115	SFR	0	07/07/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/850	6/10/2025	LE	U	I	14	100
GRANTOR: ZASCIURINSKAS PATRICI						
GRANTEE: ZASCIURINSKAS PATRI						
1297/1031	7/01/2015	WD	Q	V	01	50,000
GRANTOR: GEORGE & CONNIE DEVAN						
GRANTEE: PATRICIA D & ANTHON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=51,11] S54 E15 N2 E7 E33 E9 S2 E14 N21 N21 W20 S4 W44 N14 N2 W14 $
FGR=[ORIG=129,6] S17 S21 E30 N38 W30 $
FOP=[ORIG=65,13] S14 E44 N4 E20 N17 W14 S7 W50 $
FOP=[ORIG=73,63] S8 E11 S2 E11 N2 E11 N8 W33 $
.

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	0260	PAVEMENT-A	0	100	0	0	680.00	UT	1.60	1.60	100	2022	2021		100	1,088	
2	0166	CONC,PAVMT	0	100	0	0	480.00	UT	3.00	3.00	100	2022	2021		100	1,440	
3	0280	POOL R/CON	0	100	35	16	560.00	UT	70.00	70.00	100	2022	2021		93	36,456	

LAND DESCRIPTION

TOTAL OB/XF 38,984

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 10/05/2021 BY TW Total Acres: 5.12 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 11/20/2025 BY SYS