RIVER VIEW LOT 8 REPLAT, ALSO
COMM NW COR SEC, RUN E 1599.53
FT TO NE COR LOT 28 SAID S/D

GIANIKAS MICHAEL P/GIANIKAS ERIN F
P O BX 2467
ALACHUA, FL 32616

2026

27-7S-17-10055-108

BUILDING CHARACTERISTICS

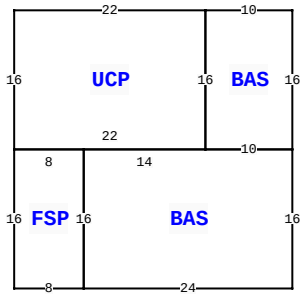
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	27717.010	1.00/

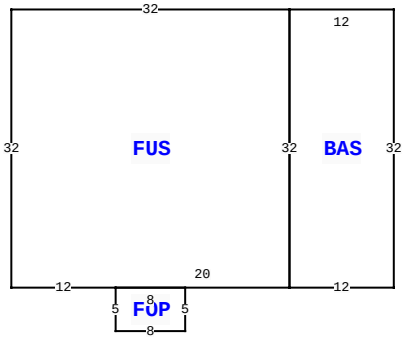
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	10,643
BAS	384	100		384	25,544
BAS	384	100		384	25,544
FOP	40	30		12	798
FSP	128	40		51	3,392
FUS	1,024	100		1,024	68,117
UCP	352	20		70	4,657
TOTALS	2,472			2,085	138,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,085	91.3740	102.34	213,379	1975	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1952 HX Base Yr 2001





492 SE RIVERVIEW CIR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		138,696
TOTAL MARKET OB/XF VALUE		760
TOTAL LAND VALUE - MARKET		44,775
TOTAL MARKET VALUE		184,231
SOH/AGL Deduction		45,051
ASSESSED VALUE		139,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,458
TOTAL JUST VALUE		184,231
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26309	ADDN SFR	175	10/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/0945	2/25/2000	WD	Q	I		105,000

GRANTOR: W SCHEEL

GRANTEE: MICHAEL & ERIN GIAN

BUILDING NOTES

BUILDING DIMENSIONS

FUS= W32 S32 E12 FOP= S5 E8 N5 W8$ E20 N32$ BAS= S32 E12 N32 W12$ PTR=E40 FSP= E8 BAS= E24 N16 BAS= N16 W10 S16 E10$ W10 UCP= N16 W22 S16 E22$ W14 S16$ N16 W8 S16$ W40$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	460	
2	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 760

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	0000	C	VAC RES	100			0.00	0.00	79.10	FF		1.00	1.00	1.00	250.00	250.00	19,775							
2	0100	C	SFR	100			0.00	0.00	400.00	FF		1.00	1.00	0.25	250.00	62.50	25,000							

REVIEW DATE 01/02/2018 BY DF Total Acres: 0.00 Total Land Value: 44,775 Market: 0 Agricultural: 0 Common: 44,775 PRINTED 11/10/2025 BY SYS