

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	15	HARDTILE 30
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
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,622	129.3299	147.44	386,588	2007	2007	0	0	18.00	82.00

1 SINGLE FAM 100% - 2018 Heated Area: 2303 HX Base Yr 2018

275 SW MARYNIK DR, HIGH SPRINGS

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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		317,002
TOTAL MARKET OB/XF VALUE		9,896
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		411,898
SOH/AGL Deduction		132,907
ASSESSED VALUE		278,991
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		227,580
TOTAL JUST VALUE		411,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,128

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,303	100		2,303	278,434
FGR	441	55		243	29,379
FOP	66	30		20	2,418
FOP	188	30		56	6,771
TOTALS	2,998			2,622	317,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049574	Roof Replacement	18,300	04/09/2024
24709	SFR	695	07/05/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2734	7/07/2025	LE	U	I	14	100

GRANTOR: FITZHUGH PATRICK E
GRANTEE: FITZHUGH PATRICK E
1340/0761 7/07/2017 WD Q I 01 310,000
GRANTOR: RICKY W & DINAH M WIL
GRANTEE: PATRICK E & BEVERLY

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
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,632.00	UT	3.00	3.00	100	2007	2007	3	100	7,896	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W24 S8 E21 R3 U3 N5\$ S5 D3 L3 W21 N8 W16
S38 E5 S2 E6 N2 E5 S3 E9 FOP= S1 E10 N5 W2 N4 W6 S8 W2\$ E2 N8
E6 S4 E12 FGR= S21 E21 N21 W21\$ E21 N37\$.

LAND DESCRIPTION		TOTAL OB/XF 9,896																						
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	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	85,000.00	85,000.00	85,000							