LOT 5 RIVER RISE S/D UNIT 1.

WD 1077-659, CT 1194-231, WD 130

FLOYD ALBERT F
395 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-205

BUILDING CHARACTERISTICS

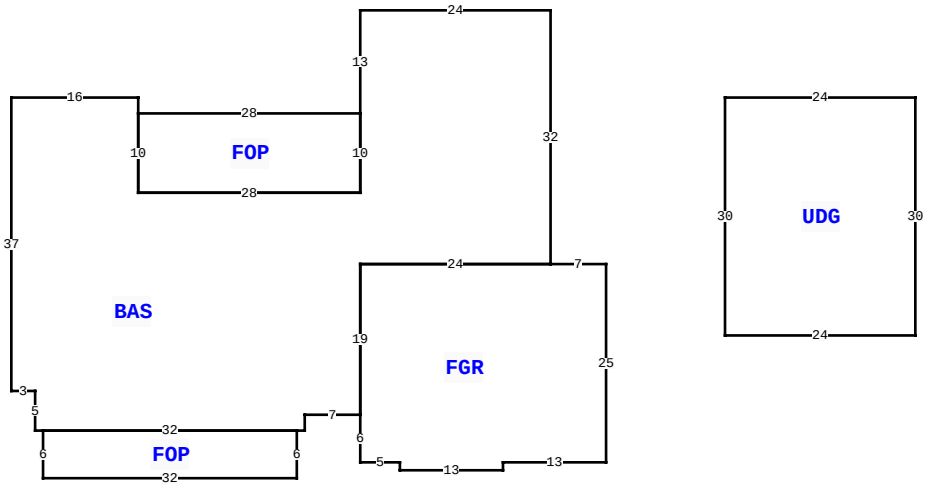
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,251	100		2,251	289,137
FGR	788	55		433	55,618
FOP	192	30		58	7,450
FOP	280	30		84	10,789
UDG	720	55		396	50,866
TOTALS	4,231			3,222	413,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,222	121.6380	133.80	431,104	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 2251 HX Base Yr 2023



395 SW MARYNIK DR, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	2,400.00	UT	2.60	2.60	100	2022	2021		100	6,240	
2	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		413,860
TOTAL MARKET OB/XF VALUE		12,540
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		502,900
SOH/AGL Deduction		12,239
ASSESSED VALUE		490,661
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		439,250
TOTAL JUST VALUE		502,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048169	Electrical Servic	0	09/18/2023
000041625	Storage Building	41,300	03/30/2021
000041609	New Residential C	350,131	03/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/161	8/08/2025	LE	U	I	14	100
GRANTOR: FLOYD ALBERT F (ENH L						
GRANTEE: FLOYD ROBIN M (RMDR						
1468/1650	6/02/2022	LE	U	I	14	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-50,-20] S37 E3 S5 E1 E32 E1 N2 E7 N19 E24 N32 W24 S13 S10 W28 N10 N2 W16 $
FGR=[ORIG=-6,1] S19 S6 E5 S1 E13 N1 E13 N25 W7 W24 $
FOP=[ORIG=-34,-18] S10 E28 N10 W28 $
FOP=[ORIG=-46,22] S6 E32 N6 W32 $
UDG=[ORIG=40,-20] S30 E24 N30 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,540

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	0.90	85,000.00	76,500.00	76,500							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.10 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS