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

2027

16-7S-17-10006-212

BUILDING CHARACTERISTICS

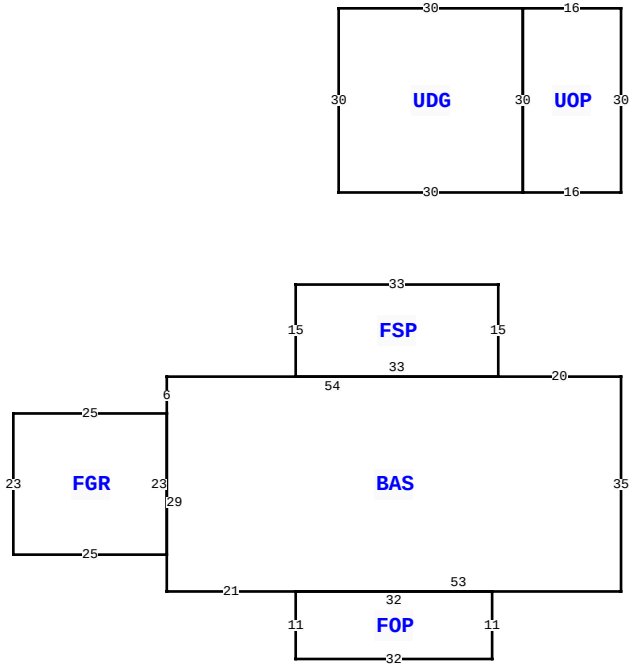
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,590	100		2,590	274,522
FGR	575	55		316	33,494
FOP	352	30		106	11,236
FSP	495	40		198	20,986
UDG	900	55		495	52,467
UOP	480	20		96	10,175
TOTALS	5,392			3,801	402,880

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	129.26	491,317	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		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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	748.00	UT	3.00	3.00	100	2007	2007	3	100	2,244	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	540	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	402,880
TOTAL MARKET OB/XF VALUE	5,584
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	493,464
SOH/AGL Deduction	169,023
ASSESSED VALUE	324,441
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	268,030
TOTAL JUST VALUE	493,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,789

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,584

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	85,000.00	85,000.00	85,000							

REVIEW DATE 12/06/2017 BY BC Total Acres: 5.01 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS