LOT 13 RIVER RISE RESIDENTIAL S/
WD 1077-1069, WD 1378-1210, DC 1

MCALHANY MARTIN J/MCALHANY REBEKAH C
460 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-213

BUILDING CHARACTERISTICS

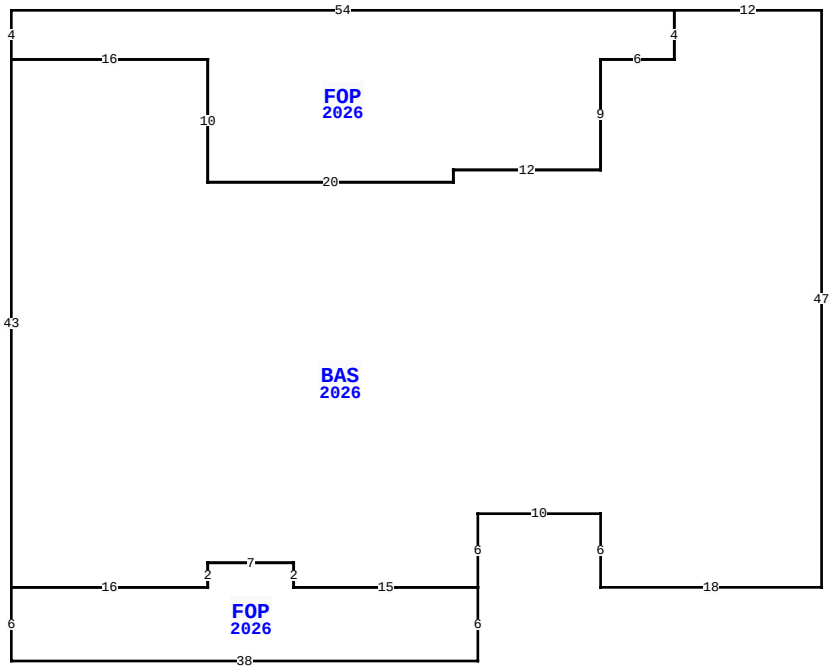
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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		16717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2026	2,504	299,629
FOP	242	30	2026	73	8,735
FOP	524	30	2026	157	18,787
TOTALS	3,270			2,734	327,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,734	108.7800	119.66	327,150	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2504 HX Base Yr 2026



460 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	1.00	UT	3,200.00	3,200.00	100	2026	2025		100	3,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	327,150
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	415,350
SOH/AGL Deduction	183,346
ASSESSED VALUE	232,004
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	180,593
TOTAL JUST VALUE	415,350
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	421,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050921	New Residential C	350,000	10/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1521	2/06/2024	QC	U	V	11	100
GRANTOR: MCALHANY PATRICIA S R						
GRANTEE: MCALHANY MARTIN J						
1506/1704	1/19/2024	QC	P	V	98	100
GRANTOR: MCALHANY PATRICIA S						
GRANTEE: MCALHANY MARTIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-39,14] W12 S4 W6 S9 W12 S1 W20 N10 W16 S43 E16 N2 E7 S2 E15 N6 E10 S6 E18 N47 $
FOP=[YR=2026;ORIG=-51,14] W54 S4 E16 S10 E20 N1 E12 N9 E6 N4 $
FOP=[YR=2026;ORIG=-67,61] W15 N2 W7 S2 W16 S6 E38 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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 02/27/2026 BY robin Total Acres: 5.33 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS