

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,504	100	2026
FOP	242	30	2026
FOP	524	30	2026
TOTALS	3,270		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		Heated Area: 2504					HX Base Yr 2026	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		339,043
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		427,243
SOH/AGL Deduction		196,036
ASSESSED VALUE		231,207
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,796
TOTAL JUST VALUE		427,243
NCON VALUE		342,243
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

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						

EXTRA FEATURES																
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	0260	PAVEMENT-A	0	100	0	0			3,200.00	100	2026	2025		100	3,200	

BLD DATE		LGL DATE	
460 SW MARYNIK DR, HIGH SPRINGS		04/14/2026	MLU

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									
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							