LOT 25 RIVER RISE S/D UNIT 1.
WD 1079-1479, WD 1163-2204,

DURKIN JAMES J/DURKIN DONNA L
840 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-225

BUILDING CHARACTERISTICS

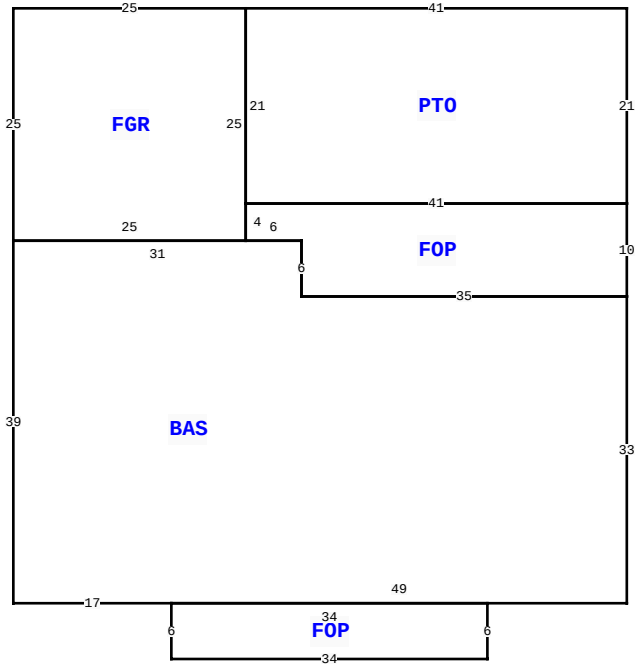
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,364	100		2,364	296,756
FGR	625	55		344	43,183
FOP	204	30		61	7,658
FOP	374	30		112	14,060
PTO	861	5		43	5,398
TOTALS	4,428			2,924	367,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,924	122.7050	134.98	394,682	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2020 Heated Area: 2364 HX Base Yr 2020



840 SW MARYNIK DR, HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	367,054
TOTAL MARKET OB/XF VALUE	50,326
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	502,380
SOH/AGL Deduction	114,020
ASSESSED VALUE	388,360
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	336,949
TOTAL JUST VALUE	502,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39737	STORAGE	0	05/06/2020
37810	GARAGE	493	03/01/2019
36798	SFR	1,229	05/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1118	11/20/2017	LE	U	V	14	100
GRANTOR: JAMES J & DONNA L DUR						
GRANTEE: MICHAEL DURKIN & MI						
1348/1115	11/16/2017	WD	Q	V	01	52,000
GRANTOR: MICHAEL CARSNO & DIXI						
GRANTEE: JAMES J DURKIN & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N33 FOP= N10 PTO= N21 W41 FGR= W25 S25 E25 N25$ S21 E41$ W41 S4 E6 S6 E35$ W35 N6 W31 S39 E17 FOP= S6 E34 N6 W34$ E49$.

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	0166	CONC,PAVMT	0	100	0	0	5,663.00	UT	2.00	2.00	100	2018	2018	3	100	11,326	
2	0210	GARAGE U	0	100	40	60	1.00	UT	0.00	0.00	100	2019	2019	3	100	32,500	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	100	2,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 50,326

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 06/01/2020 BY BC Total Acres: 5.01 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS