

LOT 26 RIVER RISE S/D UNIT 2.
 WD 1074-571,572, WD 1206-2552,
 WD 1329-2204,

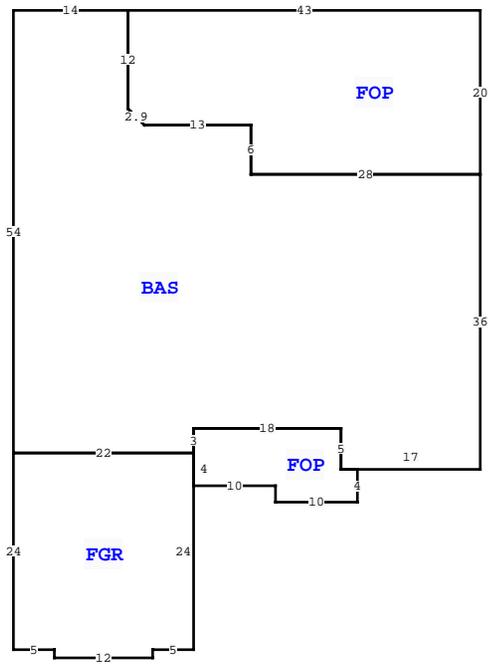
GREEN STEVEN JAMES/GREEN MICHELLE BROWNING
 918 SW MARYNIK DR
 HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-226


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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
BAS	2,290	100	
FGR	540	55	
FOP	150	30	
FOP	768	30	
TOTALS	3,748		

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%	- 2019								
Heated Area: 2290						HX Base Yr 2019					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	357,753		
TOTAL MARKET OB/XF VALUE	48,227		
TOTAL LAND VALUE - MARKET	97,750		
TOTAL MARKET VALUE	503,730		
SOH/AGL Deduction	149,949		
ASSESSED VALUE	353,781		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	302,370		
TOTAL JUST VALUE	503,730		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	486,006		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36336	POOL	0	02/15/2018
36088	POOL	363	12/13/2017
35783	SFR	1,185	09/15/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2204	1/24/2017	WD	Q	V	01	65,000
GRANTOR: CHERYL WEDGWOOD						
GRANTEE: STEVEN JAMES & MICH						
1206/2552	12/17/2010	WD	Q	V	01	57,900
GRANTOR: REGINA E QUICK						
GRANTEE: CHERYL WEDGWOOD						

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	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2018	2018	3	86	30,822	
2	0282	POOL ENCL	0	100	27	47	UT	15.00	15.00	100	2018	2018	3	60	11,421	
3	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2018	2018	3	100	5,984	
TOTALS															48,227	

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	1.15	85,000.00	97,750.00	97,750							