LOT 27 RIVER RISE S/D UNIT 2.
WD 1078-1261, WD 1505-300,302

FEAGIN JOEL NICOLAS/FEAGIN LAUREN PRICE
984 SW MARYNIK
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-227

BUILDING CHARACTERISTICS

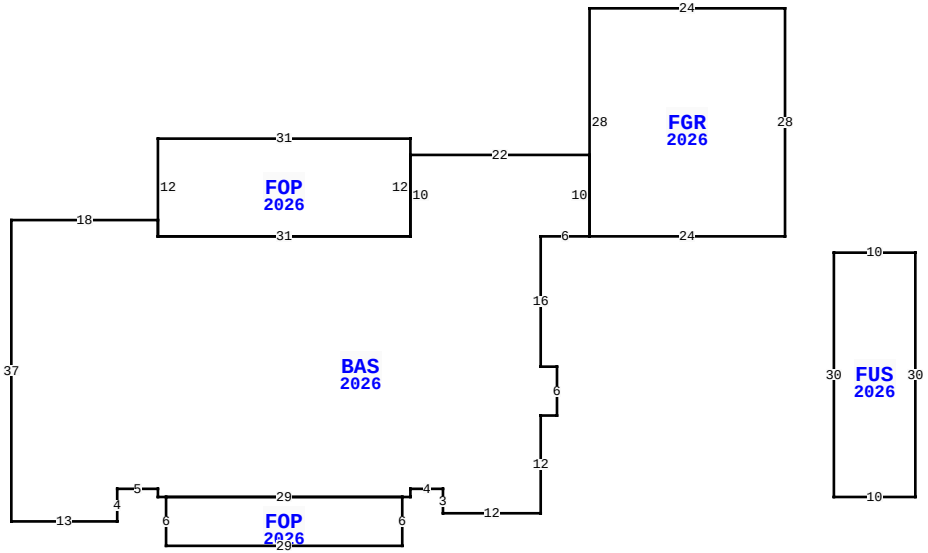
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	2,402	100	2026	2,402	327,777
FGR	672	55	2026	370	50,490
FOP	174	30	2026	52	7,096
FOP	372	30	2026	112	15,284
FUS	300	100	2026	300	40,938
TOTALS	3,920			3,236	441,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,236	124.0533	136.46	441,585	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2702 HX Base Yr 2026



984 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	0040	BARN,POLE	0	100	0	0	1.00	UT	9,000.00	9,000.00	100	2026	2025		100	9,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	620.00	UT	5.00	5.00	100	2026	2025		100	3,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,585
TOTAL MARKET OB/XF VALUE	13,300
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	539,885
SOH/AGL Deduction	140,011
ASSESSED VALUE	399,874
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	348,463
TOTAL JUST VALUE	539,885
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051502	New Residential C	490,000	11/14/2024
000049975	Storage Building	8,800	05/29/2024
000049967	Right-of-Way Acce		05/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1505/302	12/15/2023	WD	Q	V	01	105,000
GRANTOR: COLLINS MEGHAN MARIE						
GRANTEE: FEAGIN JOEL NICOLAS						
1505/300	12/15/2023	WD	U	V	11	100
GRANTOR: BLAKE TIMOTHY L						
GRANTEE: COLLINS MEGHAN MARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,9] W22 S10 W31 N2 W18 S37 E13 N4 E5 S1 E1 E29 E1 N1 E4 S3 E12 N12 E2 N6 W2 N16 E6 N10 $
FGR=[YR=2026;ORIG=70,-9] E24 S28 W24 N28 $
FOP=[YR=2026;ORIG=17,7] E31 S12 W31 N12 $
FUS=[YR=2026;ORIG=100,21] E10 S30 W10 N30 $
FOP=[YR=2026;ORIG=18,51] E29 S6 W29 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 13,300

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 04/15/2026 BY robin Total Acres: 5.05 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS