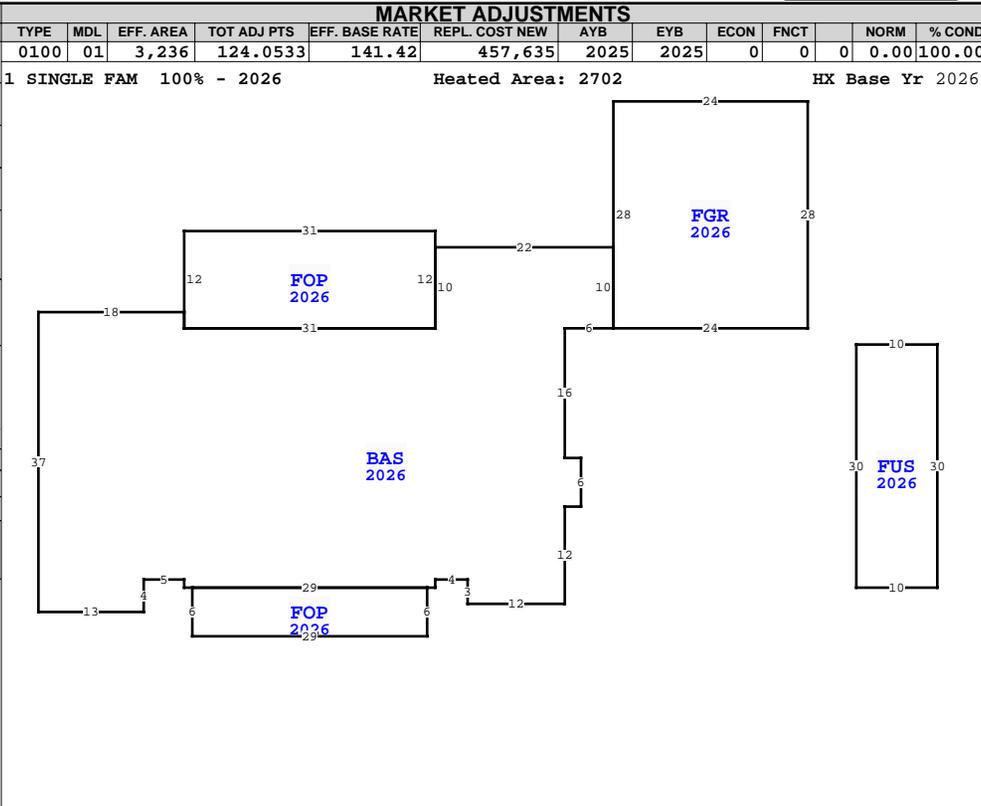


ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Exterior Wall	00	N/A 0			
Roof Structure	08	IRREGULAR 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LAM/VNLPLK 100			
Interior Floor	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	339,691
FGR	672	55	2026	370	52,325
FOP	174	30	2026	52	7,354
FOP	372	30	2026	112	15,839
FUS	300	100	2026	300	42,426
TOTALS	3,920			3,236	457,635



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		457,635
TOTAL MARKET OB/XF VALUE		13,300
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		555,935
SOH/AGL Deduction		159,683
ASSESSED VALUE		396,252
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		344,841
TOTAL JUST VALUE		555,935
NCON VALUE		470,935
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

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						

EXTRA FEATURES		984 SW MARYNIK DR, HIGH SPRINGS														
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	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	

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							

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 \$	