

LOT 28 RIVER RISE S/D UNIT 2.
DC 1338-152, WD 1371-1397, QC 15

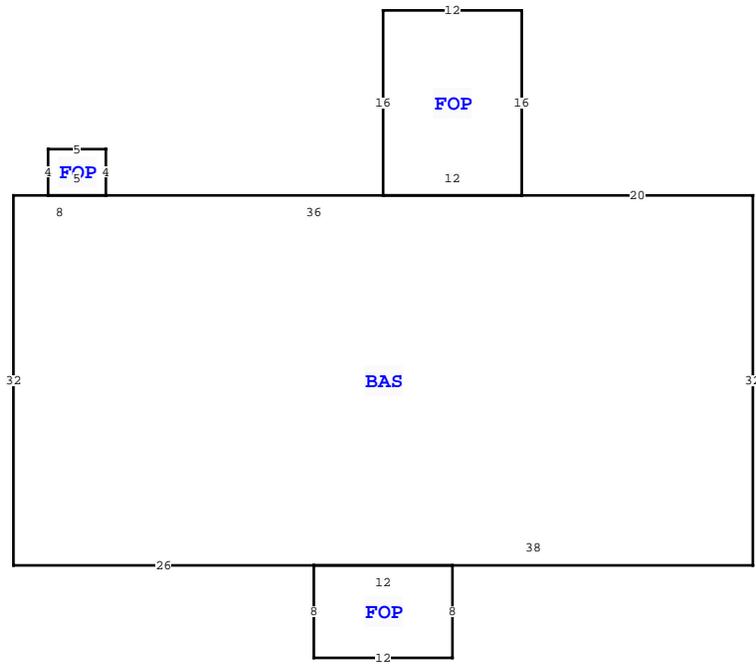
FINDLEY SAMANTHA L
1022 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-228
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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	12	HARDWOOD	100
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 Units	05	CONV	100
		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	2,048	100	
FOP	20	30	
FOP	96	30	
FOP	192	30	
TOTALS	2,356		

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%	- 2020									
				Heated Area: 2048								
					HX Base Yr 2020							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			281,514
TOTAL MARKET OB/XF VALUE			400
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			366,914
SOH/AGL Deduction			110,394
ASSESSED VALUE			256,520
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			205,109
TOTAL JUST VALUE			366,914
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			349,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37485	SFR	861	11/28/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1450	12/02/2024	QC	U	I	11	100
GRANTOR: FINDLEY FREDRICK E II						
GRANTEE: FINDLEY SAMANTHA L						
1371/1397	10/18/2018	WD	U	V	37	37,000
GRANTOR: NEVIL G SUMMERS						
GRANTEE: SAMANTHA L & FREDRI						

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	0296	SHED METAL	0	100	0	0			0.00	100	2019	2019	3	100	400	

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

BUILDING NOTES												
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BUILDING DIMENSIONS
BAS= W20 FOP= N16 W12 S16 E12\$ W36 FOP= N4 W5 S4 E5\$ W8 S32 E26 FOP= S8 E12 N8 W12\$ E38 N32\$.

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	DPHT 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								