LOT 29 RIVER RISE S/D UNIT 2.
WD 1080-1342, WD 1406-324, WD 14

WARD CHARLES F III/WARD KAITLYN PASCALE
1102 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-229

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

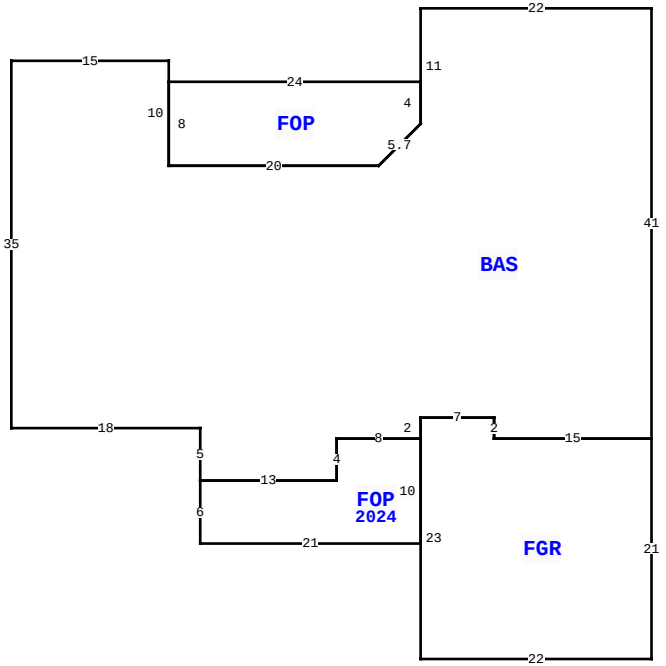
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 16717.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,094	100		2,094	266,980
FGR	476	55		262	33,404
FOP	184	30		55	7,013
FOP	158	30	2024	47	5,992
TOTALS	2,912			2,458	313,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	120.7360	132.81	326,447	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 2094 HX Base Yr 2022



1102 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	0166	CONC,PAVMT	0	100	0	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	313,389
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	399,589
SOH/AGL Deduction	39,769
ASSESSED VALUE	359,820
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	308,409
TOTAL JUST VALUE	399,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041509	New Residential C	260,000	03/12/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1232	12/22/2020	WD	U	V	11	100
GRANTOR: HUDSON JAMES T						
GRANTEE: WARD CHARLES F III						
1406/0324	2/20/2020	WD	Q	V	01	65,000
GRANTOR: JAMES T & CHERYL M HU						
GRANTEE: CHARLES F WARD III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=48,19] S35 E18 S5 E13 N4 E8 N2 E7 S2 E15 N41 W22 S11 D4L4 W20 N10 W15 $
FGR=[ORIG=87,53] S23 E22 N21 W15 N2 W7 $
FOP=[ORIG=63,21] S8 E20 U4R4 N4 W24 $
FOP=[YR=2024;ORIG=66,59] S6 E21 N10 W8 S4 W13 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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 12/02/2021 BY TW Total Acres: 5.12 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS