LOT 30 RIVER RISE S/D UNIT 2.
WD 1078-2584, WD 1399-2780,

NGUYEN FAMILY TRUST DATED MARCH 28, 2014
1136 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-230

BUILDING CHARACTERISTICS

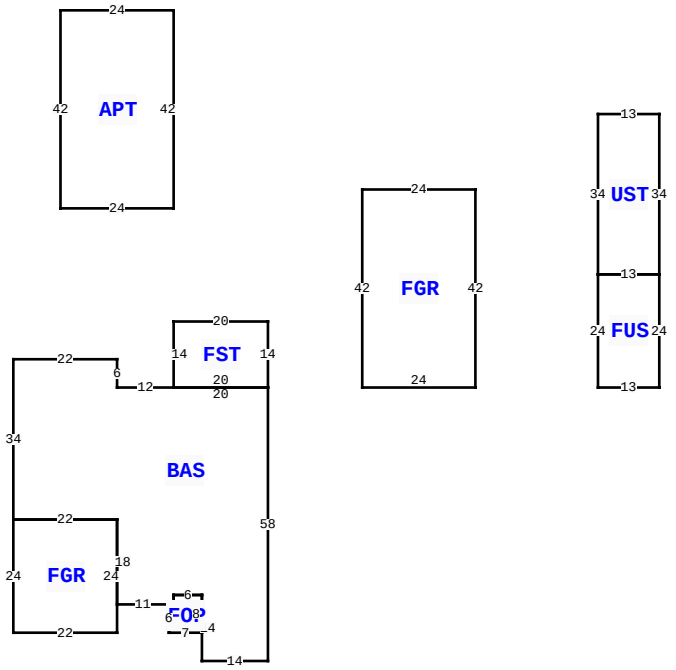
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
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
APT	1,008	100		1,008	117,609
BAS	2,376	100		2,376	277,221
FGR	528	55		290	33,836
FGR	1,008	55		554	64,638
FOP	54	30		16	1,867
FST	280	55		154	17,968
FUS	312	100		312	36,403
UST	442	45		199	23,219
TOTALS	6,008			4,909	572,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,909	121.9144	134.11	658,346	2012	2012	0	0	0	13.00	87.00

1 SINGLE FAM 100% - 2021 Heated Area: 3696 HX Base Yr 2021



1138 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	244.00	UT	2.00	2.00	100	2012	2012	3	100	488	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		572,761
TOTAL MARKET OB/XF VALUE		2,488
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		660,249
SOH/AGL Deduction		111,638
ASSESSED VALUE		548,611
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		497,200
TOTAL JUST VALUE		660,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		670,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29628	SFR	917	08/15/2011
26696	SFR	600	01/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/2780	11/26/2019	WD	Q	I	01	490,000
GRANTOR: RODNEY THOMAS & DENNA						
GRANTEE: HOANG NGUYEN & AM N						
1078/2584	3/07/2006	WD	Q	V		110,000
GRANTOR: NEVIN SUMMERS						
GRANTEE: RODNEY THOMAS & DEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N6 W22 S34 FGR= S24 E22 N24 W22$ E22 S18 E11 FOP= S6 E7 N8 W6 S2 W1$ E1 N2 E6 S14 E14 N58 FST= N14 W20 S14 E20$ W20$ PTR= N80 APT= W24 S42 E24 N42$ S80$ PTR= E40 FGR= E24 N42 W24 S42$ W40$ PTR= E90 FUS= E13 N24 UST= N34 W13 S34 E13$ W13 S24$ W90$.

LAND DESCRIPTION

TOTAL OB/XF 2,488

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 12/06/2017 BY NC Total Acres: 5.12 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS