

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

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	136.54	670,275	2012	2012	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2021 Heated Area: 3696 HX Base Yr 2021													

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

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	119,740
BAS	2,376	100		2,376	282,245
FGR	528	55		290	34,449
FGR	1,008	55		554	65,809
FOP	54	30		16	1,901
FST	280	55		154	18,293
FUS	312	100		312	37,062
UST	442	45		199	23,639
TOTALS	6,008			4,909	583,139

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

1138 SW MARYNIK DR, HIGH SPRINGS														
TOTAL OB/XF														2,488

LAND DESCRIPTION																								
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							

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	583,139			
TOTAL MARKET OB/XF VALUE	2,488			
TOTAL LAND VALUE - MARKET	85,000			
TOTAL MARKET VALUE	670,627			
SOH/AGL Deduction	137,995			
ASSESSED VALUE	532,632			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	481,221			
TOTAL JUST VALUE	670,627			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	662,330			

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	Q	I	01	490,000
GRANTOR: RODNEY THOMAS & DENNA						
GRANTEE: HOANG NGUYEN & AM N						
1078/2584	3/07/2006	WD Q	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\$.													