LOT 31 RIVER RISE S/D UNIT 2

DC 1338-152, QC 1341-1586,

ANDERSON EDWIN E/ANDERSON ANGELA R
P O BOX 1837
HIGH SPRINGS, FL 32655-1837

2027

16-7S-17-10006-231

BUILDING CHARACTERISTICS

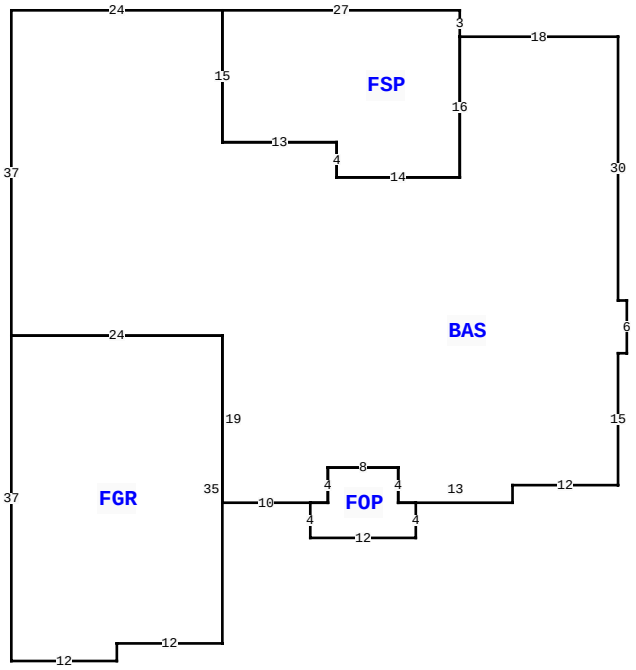
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,843	100		2,843	353,802
FGR	864	55		475	59,112
FOP	80	30		24	2,986
FSP	461	40		184	22,898
TOTALS	4,248			3,526	438,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,526	120.3576	132.39	466,807	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2020 Heated Area: 2843 HX Base Yr 2020



1216 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	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
2	0260	PAVEMENT-A	0	100	0	0	5,905.00	UT	2.50	2.50	100	2019	2019	3	100	14,763	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		438,799
TOTAL MARKET OB/XF VALUE		15,263
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		539,062
SOH/AGL Deduction		125,986
ASSESSED VALUE		413,076
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,665
TOTAL JUST VALUE		539,062
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055234	Electrical Servic		03/15/2026
37370	SFR	1,436	10/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2784	7/08/2020	LE	U	I	14	100
GRANTOR: EDWIN E & ANGELA R AN						
GRANTEE: STEPHEN M ANDERSON						
1365/1823	7/20/2018	WD	Q	V	01	56,000
GRANTOR: HANNAH MARYNIK HEROLD						
GRANTEE: EDWIN E & ANGELA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N3 W27 S15 E13 S4 E14 N16$ S16 W14 N4 W13 N15 W24S37 FGR= S37 E12 N2 E12 N35 W24$ E24 S19 E10 FOP= S4 E12 N4 W2 N4 W8 S4 W2$ E2 N4 E8 S4 E13 N2 E12 N15 E1 N6 W1 N30$.

LAND DESCRIPTION

TOTAL OB/XF 15,263

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 03/26/2026 BY TW Total Acres: 6.58 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/16/2026 BY SYS