LOT 32 RIVER RISE S/D UNIT 2.
DC 1338-152, WD 1471-690,

BLACKBURN RICHARD D II/BLACKBURN JENNIFER ELLEN
1199 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2026

16-7S-17-10006-232

BUILDING CHARACTERISTICS

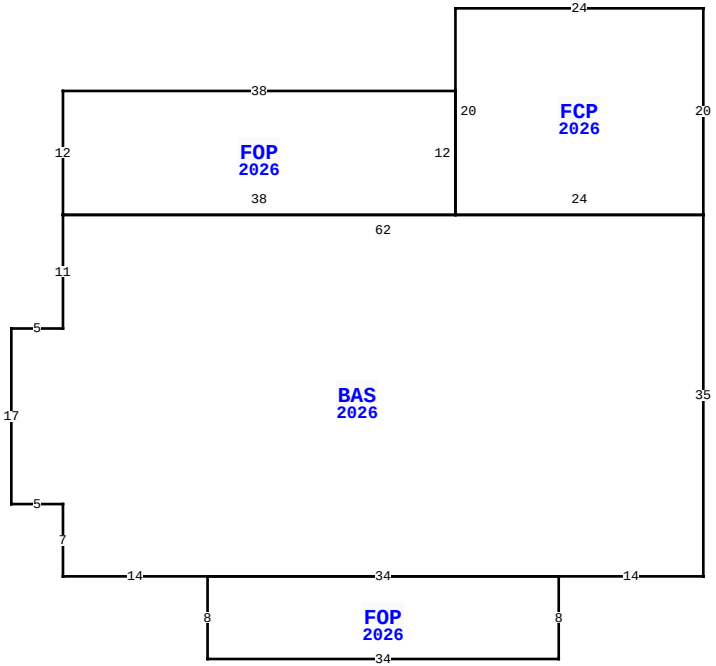
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,255	100	2026	2,255	284,626
FCP	480	25	2026	120	15,146
FOP	272	30	2026	82	10,350
FOP	456	30	2026	137	17,292
TOTALS	3,463			2,594	327,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,594	112.7000	126.22	327,415	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2255 HX Base Yr 2026



1199 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		327,415
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		412,415
SOH/AGL Deduction		0
ASSESSED VALUE		412,415
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		361,004
TOTAL JUST VALUE		412,415
NCON VALUE		327,415
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052699	New Residential C	400,000	03/25/2025
000051309	Right-of-Way Acce		10/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/690	7/15/2022	WD	Q	V	01	70,000

GRANTOR: SUMMERS NEVIN

GRANTEE: BLACKBURN RICHARD D

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2026;ORIG=-33,-40] E24 S20 W24 N20 $
FOP=[YR=2026;ORIG=-71,-32] E38 S12 W38 N12 $
BAS=[YR=2026;ORIG=-9,-20] W62 S11 W5 S17 E5 S7 E14 E34 E14 N35 $
FOP=[YR=2026;ORIG=-57,15] E34 S8 W34 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 04/21/2026 BY robin Total Acres: 6.90 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 06/22/2026 BY SYS