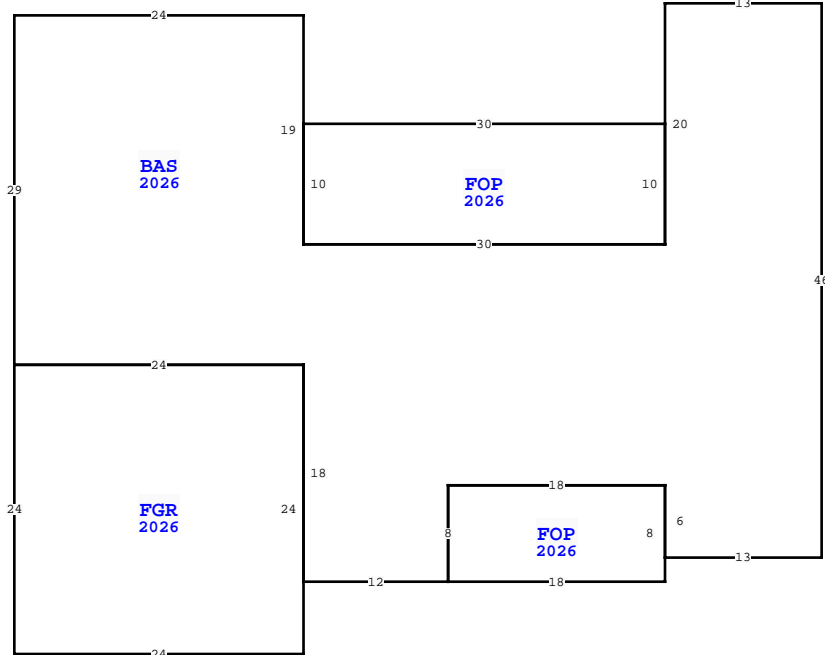


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area:	1990			HX Base Yr	2026		



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	1,990	100	2026	1,990	249,327
FGR	576	55	2026	317	39,717
FOP	144	30	2026	43	5,387
FOP	300	30	2026	90	11,276
TOTALS	3,010			2,440	305,708

1075 SW MARYNIK DR, HIGH SPRINGS	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	600.00	UT	5.00	5.00	100
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2026	2025		100	3,000	
2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		305,708	
TOTAL MARKET OB/XF VALUE		8,700	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		399,408	
SOH/AGL Deduction		54,561	
ASSESSED VALUE		344,847	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		293,436	
TOTAL JUST VALUE		399,408	
NCON VALUE		314,408	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		70,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053152	New Residential C	431,560	05/19/2025
000052167	Right-of-Way Acce		01/28/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1158	6/30/2020	WD	U	V	30	50,000
GRANTOR: WAYNE P & MARILYN J B						
GRANTEE: WAYNE P II & VERONI						
1129/2250	8/30/2007	WD	Q	V	03	120,000
GRANTOR: UNIVERSITY TOWING & T						
GRANTEE: NEVIN G SUMMERS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=70,9] W13 S20 W30 N19 W24 S29 E24 S18 E12 N8 E18 S6 E13 N46 \$	
FOP=[YR=2026;ORIG=27,19] E30 S10 W30 N10 \$	
FGR=[YR=2026;ORIG=3,39] E24 S24 W24 N24 \$	
FOP=[YR=2026;ORIG=39,49] E18 S8 W18 N8 \$	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							