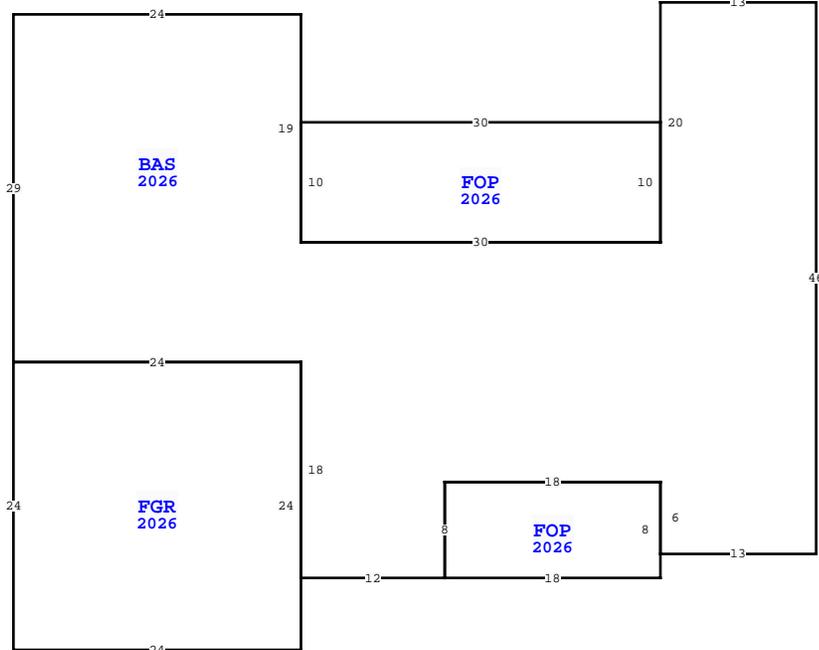


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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			
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	253,785
FGR	576	55	2026	317	40,427
FOP	144	30	2026	43	5,484
FOP	300	30	2026	90	11,478
TOTALS	3,010			2,440	311,173

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			311,173	
TOTAL MARKET OB/XF VALUE			8,700	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			404,873	
SOH/AGL Deduction			54,561	
ASSESSED VALUE			350,312	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			298,901	
TOTAL JUST VALUE			404,873	
NCON VALUE			319,873	
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						

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	0166	CONC, PAVMT	0	100	0	0			5.00	100	2026	2025		100	3,000	
2	0104	GENERATOR	0	100	0	0			6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF										8,700						
1075 SW MARYNIK DR, HIGH SPRINGS										BLD DATE		LGL DATE		04/14/2026	MLU	
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

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										8,700						
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									