LOT 34 RIVER RISE S/D UNIT 2.
WD 1079-160, WD 1129-2250, DC 13

BOUSQUET WAYNE P II/BOUSQUET VERONICA
1075 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-234

BUILDING CHARACTERISTICS

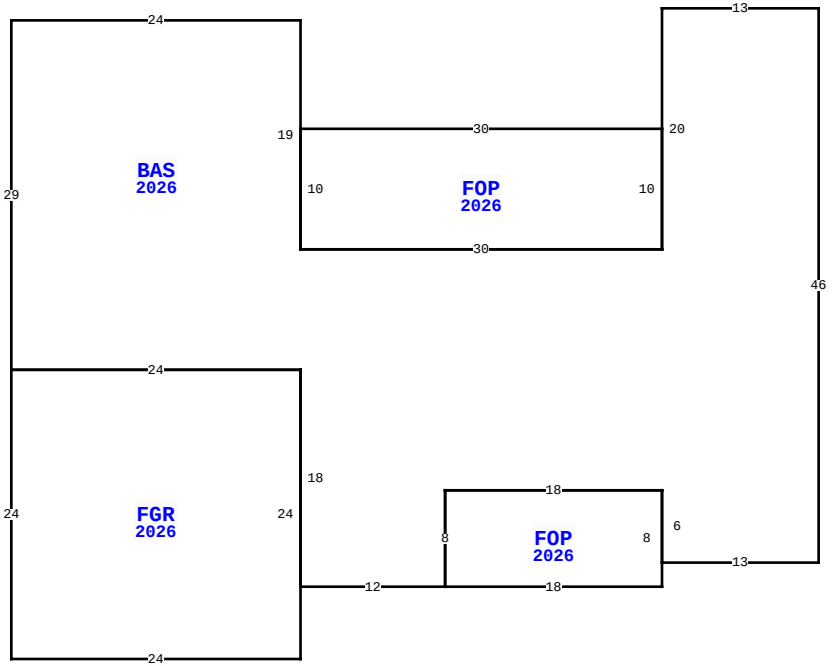
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,990	100	2026	1,990	244,889
FGR	576	55	2026	317	39,010
FOP	144	30	2026	43	5,292
FOP	300	30	2026	90	11,075
TOTALS	3,010			2,440	300,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,440	111.8700	123.06	300,266	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1990 HX Base Yr 2026



1075 SW MARYNIK DR, HIGH SPRINGS

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	600.00	UT	5.00	5.00	100	2026	2025		100	3,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	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		300,266
TOTAL MARKET OB/XF VALUE		8,700
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		393,966
SOH/AGL Deduction		38,774
ASSESSED VALUE		355,192
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		303,781
TOTAL JUST VALUE		393,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,408

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 8,700

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: 5.16 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS