

LOT 38 RIVER RISE S/D UNIT 2.
WD 1075-920, WD 1297-1031, DC 15

ZASCIURINSKAS PATRICIA D
643 SW MARYNIK DR
HIGH SPRINGS, FL 32643-1458

2026

16-7S-17-10006-238
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	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		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	3,170	100	
FGR	1,140	55	
FOP	286	30	
FOP	914	30	
TOTALS	5,510		

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% - 2022									
			Heated Area: 3170								
				HX Base Yr 2022							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		496,206
TOTAL MARKET OB/XF VALUE		38,984
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		620,190
SOH/AGL Deduction		146,582
ASSESSED VALUE		473,608
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		417,197
TOTAL JUST VALUE		620,190
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41050	POOL		12/21/2020
40115	SFR	0	07/07/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/850	6/10/2025	LE U		I	14	100

GRANTOR: ZASCIURINSKAS PATRICIA
GRANTEE: ZASCIURINSKAS PATRI
1297/1031 7/01/2015 WD Q V 01 50,000
GRANTOR: GEORGE & CONNIE DEVAN
GRANTEE: PATRICIA D & ANTHON

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	100	0	680.00	UT	1.60	1.60	100	2022
2	0166	CONC, PAVMT	0	100	0	480.00	UT	3.00	3.00	100	2022
3	0280	POOL R/CON	0	100	35	560.00	UT	70.00	70.00	100	2022

TOTAL OB/XF											
38,984											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT	

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=51,11] S54 E15 N2 E7 E33 E9 S2 E14 N21 W20 S4 W44 N14 N2 W14 \$											
FGR=[ORIG=129,6] S17 S21 E30 N38 W30 \$											
FOP=[ORIG=65,13] S14 E44 N4 E20 N17 W14 S7 W50 \$											
FOP=[ORIG=73,63] S8 E11 S2 E11 N2 E11 N8 W33 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-3	0.00	0.00	1.00	LT	