LOT 39 RIVER RISE S/D UNIT 2.
WD 1077-660, WD 1078-1252, WD 11

JIMENEZ JUAN R CABAN/RIVERA LOURDES MARIA M ANDUJA
523 SW MARYNIK DR
HIGH SPRINGS, FL 32643

2027

16-7S-17-10006-239

BUILDING CHARACTERISTICS

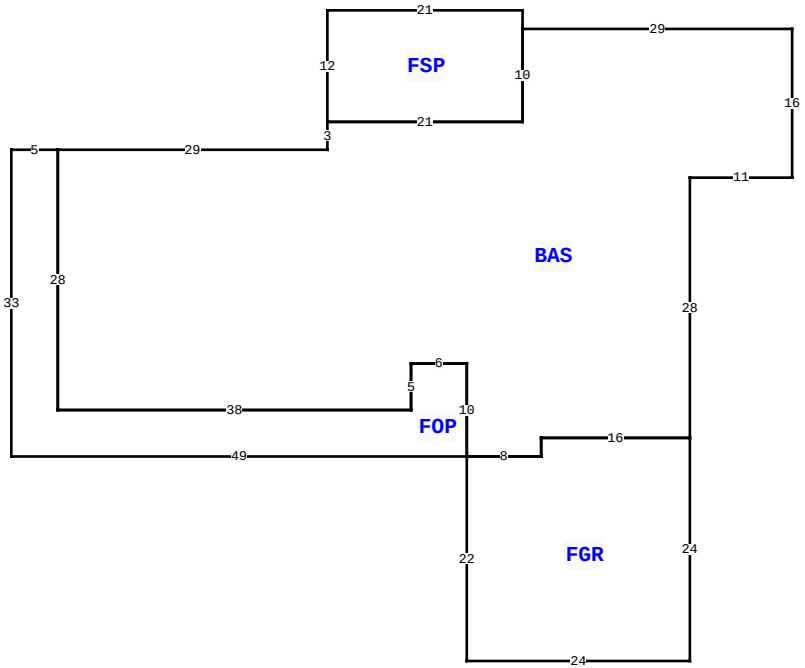
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	2,435	100		2,435	309,235
FGR	560	55		308	39,114
FOP	415	30		124	15,747
FSP	252	40		101	12,827
TOTALS	3,662			2,968	376,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,968	121.5313	133.68	396,762	2007	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2026 Heated Area: 2435 HX Base Yr 2026



523 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
1	0166	CONC,PAVMT	0	100	0	0	2,738.00	UT	3.00	3.00	100	2007	2007	3	100	8,214	
2	0040	BARN,POLE	0	100	18	20	360.00	UT	2.50	2.50	100	2010	2010	3	100	900	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	
4	0258	PATIO	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
5	0030	BARN,MT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2026	2025		100	15,000	
6	0296	SHED METAL	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	376,924
TOTAL MARKET OB/XF VALUE	32,014
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	493,938
SOH/AGL Deduction	98,958
ASSESSED VALUE	394,980
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	343,569
TOTAL JUST VALUE	493,938
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050358	Roof Replacement	22,500	07/16/2024
000047741	Roof Replacement	6,800	07/25/2023
25393	SFR	757	01/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/129	5/15/2025	WD	Q	I	01	740,000
GRANTOR: SCHILLING FAMILY REVO						
GRANTEE: JIMENIZ JUAN R CABA						
1424/0938	11/18/2020	WD	U	I	30	100
GRANTOR: DUDLEY W & CAROLYN R						
GRANTEE: DUDLEY W & CAROLYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W29 S10 W21 S3 W29 S28 E38 N5 E6 S10 E8 N2 E16 N28 E11 N16 $
FGR=[ORIG=-35,46] S22 E24 N24 W16 S2 W8 $
FOP=[ORIG=-79,13] W5 S33 E49 N10 W6 S5 W38 N28 $
FSP=[ORIG=-29,0] N2 W21 S12 E21 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 32,014

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 09/03/2025 BY TP Total Acres: 5.15 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS