

Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 2/13/2025

Parcel: << 16-7S-17-10006-206 (37290) >>

Owner & Property Info

Result: 18 of 20

Owner	MCDONALD TERENCE D MCDONALD CYNTHIA C 455 SW MARYNIK DR HIGH SPRINGS, FL 32643		
Site	455 SW MARYNIK DR, HIGH SPRINGS		
Description*	LOT 6 RIVER RISE S/D UNIT 1. WD 1077-665, WD 1175-1201, QC 1269-794, WD 1345-318, WD 1345-1877, WD 1472-2761		
Area	5.1 AC	S/T/R	16-7S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$70,000	Mkt Land	\$70,000
Ag Land	\$0	Ag Land	\$0
Building	\$408,519	Building	\$403,656
XFOB	\$6,834	XFOB	\$6,834
Just	\$485,353	Just	\$480,490
Class	\$0	Class	\$0
Appraised	\$485,353	Appraised	\$480,490
SOH/10% Cap	\$196,214	SOH/10% Cap	\$182,966
Assessed	\$289,139	Assessed	\$297,524
Exempt	HX HB \$50,000	Exempt	HX HB \$50,722
Total Taxable	county:\$239,139 city:\$0 other:\$0 school:\$264,139	Total Taxable	county:\$246,802 city:\$0 other:\$0 school:\$272,524

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/1/2022	\$520,000	1472 / 2761	WD	I	Q	01
9/27/2017	\$0	1345 / 1877	WD	I	U	11
9/27/2017	\$355,000	1345 / 318	WD	I	Q	01
2/6/2014	\$100	1269 / 794	QC	I	U	11
6/11/2009	\$249,900	1175 / 1201	WD	I	Q	01
2/25/2006	\$67,900	1077 / 665	WD	V	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2007	2852	5212	\$403,656

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2007	\$810.00	270.00	0 x 0
0260	PAVEMENT-ASPHALT	2010	\$6,024.00	6620.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (5.100 AC)	1.0000/1.0000 1.0000/ /	\$70,000 /LT	\$70,000

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