

LOT 4 RUSSWOOD ESTATES UNIT 3
WD 1010-2423, WD 1010-2425, WD 1

EASOM JASON/EASOM KELLY
150 SW BETHANY PLACE
LAKE CITY, FL 32024

2025

10-4S-16-02853-304



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

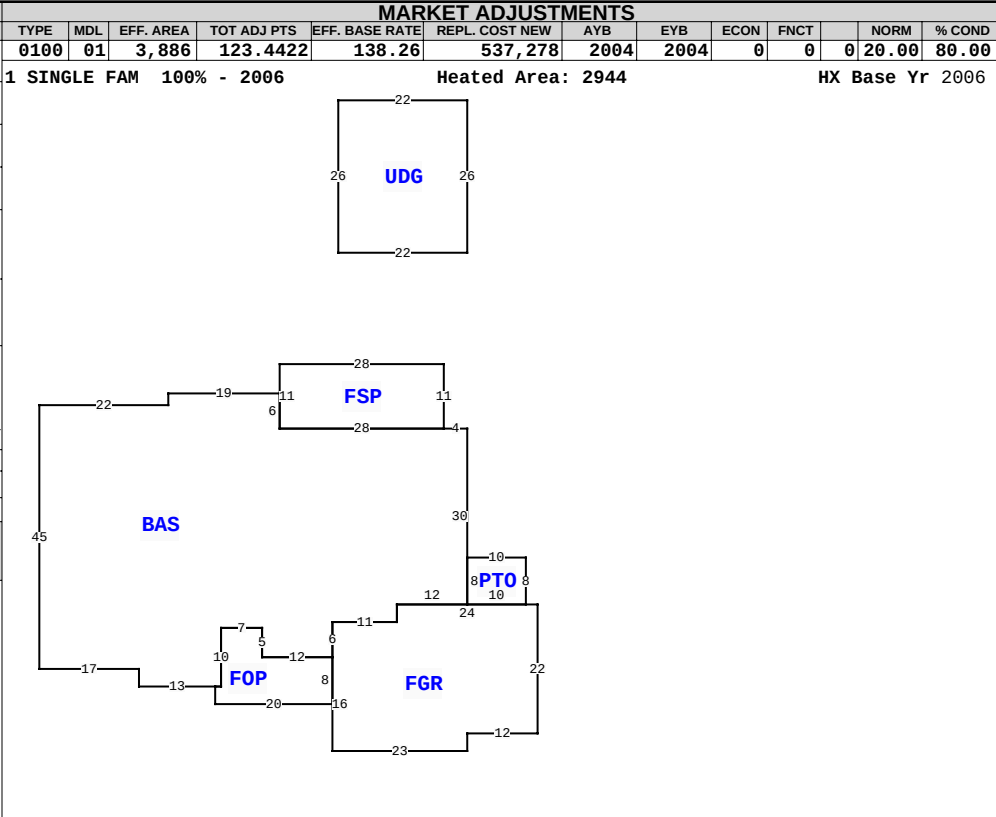
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		06

NEIGHBORHOOD/LOC					
10416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,944	100		2,944	325,630
FGR	806	55		443	48,999
FOP	190	30		57	6,305
FSP	308	40		123	13,605
PTO	80	5		4	442
UDG	572	55		315	34,842

TOTALS	4,900			3,886	429,822
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	5,738.00	UT	2.00
3	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00
4	0169	FENCE/WOOD	0	100	0	0	150.00	UT	10.00
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00



150 SW BETHANY PL, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	100	1,200	
100	2004	2004	3	100	11,476	
100	2006	2006	3	54	14,062	
100	2006	2006	3	100	1,500	
100	2019	2019	3	100	2,000	
100	2024	2023		90	5,400	

TOTAL OB/XF									
35,638									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
3			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		429,822	
TOTAL MARKET OB/XF VALUE		35,638	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		500,460	
SOH/AGL Deduction		152,675	
ASSESSED VALUE		347,785	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		297,063	
TOTAL JUST VALUE		500,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,947	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049194	Roof Replacement	40,000	02/12/2024
000048181	Electrical Servic	0	09/18/2023
24786	POOL	190	07/25/2006
21649	GARAGE	100	03/24/2004
21056	SFR	519	09/09/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1537/2425	4/15/2025	WD	Q	I	01
SALE PRICE					
618,000					
GRANTOR: KENNINGTON RICKY					
GRANTEE: EASOM JASON					
1488/381	4/11/2023	LE	U	I	14
100					
GRANTOR: KENNINGTON RICKY (ENH					
GRANTEE: KENNINGTON KEVIN LA					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W4 FSP= N11 W28 S11 E28\$ W28 N6 W19 S2 W22 S45E17 S3 E13 FOP= S3 E20 N8 W12 N5 W7 S10 W1\$ E1 N10 E7 S5E12 FGR= S16 E23 N3 E12 N22W24 S3 W11 S6\$ N6 E11 N3 E12 PTO= E10 N8 W10 S8\$ N30\$ PTR= N30 UDG= N26 W22 S26 E22\$ S30\$.									