

LOT 5 RUSSWOOD ESTATES UNIT 3.  
WD 1016-2521, WD 1016-2523, WD 1

SCRIVENER CHARLES BAILEY III/SCRIVENER NORMA JEAN  
182 SW BETHANY PL  
LAKE CITY, FL 32024

2026

10-4S-16-02853-305



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 15 | HARDTILE 80    |
| Interior Floor           | 14 | CARPET 20      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 3.5 100        |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual Units       | 05 | CONV 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       | 2,798            | 100         |      | 2,798        | 315,692              |
| FGR       | 838              | 55          |      | 461          | 52,014               |
| FOP       | 40               | 30          |      | 12           | 1,354                |
| FOP       | 162              | 30          |      | 49           | 5,528                |
| FOP       | 208              | 30          |      | 62           | 6,995                |
| PTO       | 130              | 5           |      | 6            | 677                  |
| UDG       | 529              | 55          |      | 291          | 32,833               |
| TOTALS    | 4,705            |             |      | 3,679        | 415,094              |

| EXTRA FEATURES |            |             |         |     |   |       |          |             |                |
|----------------|------------|-------------|---------|-----|---|-------|----------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT       | Adj R       | ADJ UNIT PRICE |
| 1              | 0180       | FPLC 1STRY  | 0       | 100 | 0 | 0     | 1.00     | UT 2,000.00 | 2,000.00       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     | 2,486.00 | UT 2.00     | 2.00           |
| 3              | 0120       | CLFENCE 4   | 0       | 100 | 0 | 0     | 1.00     | UT 0.00     | 0.00           |
| 4              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     | 1.00     | UT 1,500.00 | 1,500.00       |

| 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        |

REVIEW DATE 05/12/2023 BY HC

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |      |        |       |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100                                                       | 01  | 3,679     | 127.5162    | 142.82         | 525,435        | 2004 | 2004 | 0    | 0    | 0    | 21.00  | 79.00 |
| 1 SINGLE FAM 100% - 2023 Heated Area: 2798 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |       |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |       |
| 182 SW BETHANY PL, LAKE CITY                               |     |           |             |                |                |      |      |      |      |      |        |       |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |      |        |       |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |      |        |       |
| 04/03/2025 MLU                                             |     |           |             |                |                |      |      |      |      |      |        |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,572       |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,572       |  |  |  |  |  |  |  |  |  |  |  |  |

Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| 3                         |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 415,094   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,572     |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 458,666   |  |
| SOH/AGL Deduction         |  | 25,303    |  |
| ASSESSED VALUE            |  | 433,363   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 382,641   |  |
| TOTAL JUST VALUE          |  | 458,666   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 463,920   |  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000047440  | Roof Replacement | 31,059 | 06/12/2023 |
| 000045298  | Additions        | 79,700 | 08/26/2022 |
| 24557      | STORAGE          | 140    | 05/24/2006 |
| 21062      | SFR              | 487    | 09/10/2003 |

| SALES DATA                     |           |           |       |       |        |            |  |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1496/1023                      | 8/03/2023 | WD U      | I     | I     | 11     | 100        |  |
| GRANTOR: SCRIVENER LIVING TRUS |           |           |       |       |        |            |  |
| GRANTEE: SCRIVENER CHARLES B   |           |           |       |       |        |            |  |
| 1467/606                       | 5/17/2022 | WD U      | I     | I     | 35     | 450,000    |  |
| GRANTOR: WHALEY MICHAEL N      |           |           |       |       |        |            |  |
| GRANTEE: SCRIVENER LIVING TR   |           |           |       |       |        |            |  |

| BUILDING NOTES                                                                                         |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W16 W6 S4 W10 N6 W19 S2 W23 S18 E3 S23 E17 S7 E14 N1 N13 E6 S6 E12 N7 E11 N3 E11 N30 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=-22,40] S16 E22 N3 E13 N23 W24 S3 W11 S7 \$                                                  |  |  |  |  |  |  |  |  |  |
| UDG=[ORIG=53,40] N23 W23 S23 E23 \$                                                                    |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-16,0] N13 W16 S13 E16 \$                                                                    |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-40,47] E18 N7 W12 N6 W6 S13 \$                                                              |  |  |  |  |  |  |  |  |  |
| PTO=[ORIG=0,30] E13 N10 W13 S10 \$                                                                     |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-22,0] W10 S4 E10 N4 \$                                                                      |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                    |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W16 W6 S4 W10 N6 W19 S2 W23 S18 E3 S23 E17 S7 E14 N1 N13 E6 S6 E12 N7 E11 N3 E11 N30 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=-22,40] S16 E22 N3 E13 N23 W24 S3 W11 S7 \$                                                  |  |  |  |  |  |  |  |  |  |
| UDG=[ORIG=53,40] N23 W23 S23 E23 \$                                                                    |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-16,0] N13 W16 S13 E16 \$                                                                    |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-40,47] E18 N7 W12 N6 W6 S13 \$                                                              |  |  |  |  |  |  |  |  |  |
| PTO=[ORIG=0,30] E13 N10 W13 S10 \$                                                                     |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-22,0] W10 S4 E10 N4 \$                                                                      |  |  |  |  |  |  |  |  |  |

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