

LOT 8 RUSSWOOD ESTATES UNIT 3
945-1606, WD 1250-1953, WD 1320-

TODD PATRICIA JENNIFER
187 SW BETHANY PL
LAKE CITY, FL 32024

2026

10-4S-16-02853-308



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

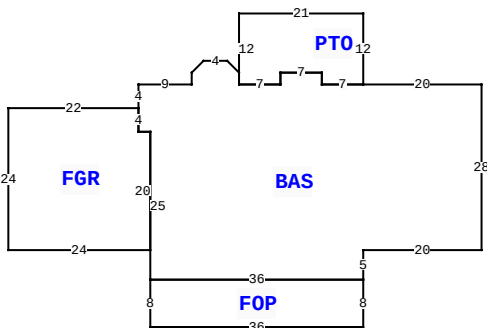
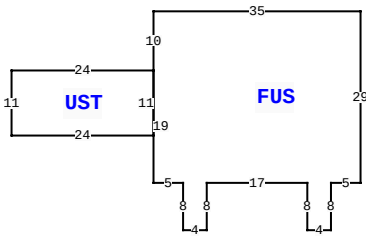
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		06

NEIGHBORHOOD/LOC		10416.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,806	100		1,806	184,644
FGR	568	55		312	31,899
FOP	288	30		86	8,792
FUS	1,079	100		1,079	110,316
PTO	238	5		12	1,227
UST	264	45		119	12,167

TOTALS	4,243			3,414	349,045
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00
2	0166	CONC, PAVMT	0	100	0	0	0	1,992.00	UT 2.00
3	0120	CLFENCE 4	0	100	0	0	0	300.00	UT 7.50
4	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,414	121.2728	135.83	463,724	2002	2002	0	0	24.73	75.27	
1 SINGLE FAM			100% - 2024	Heated Area: 2885				HX Base Yr 2024				



187 SW BETHANY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

L N	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	0190	FPLC PF	0	100	0	0	0	1.00	UT 1,200.00	100	2002	2002	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	0	1,992.00	UT 2.00	100	2002	2002	3	100	3,984	
3	0120	CLFENCE 4	0	100	0	0	0	300.00	UT 7.50	100	2007	2007	3	100	2,250	
4	0296	SHED METAL	0	100	0	0	0	1.00	UT 0.00	100	2019	2019	3	100	5,000	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE					349,045
TOTAL MARKET OB/XF VALUE					12,434
TOTAL LAND VALUE - MARKET					35,000
TOTAL MARKET VALUE					396,479
SOH/AGL Deduction					0
ASSESSED VALUE					396,479
TOTAL EXEMPTION VALUE		HX HB			50,722
BASE TAXABLE VALUE					345,757
TOTAL JUST VALUE					396,479
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					401,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050537	Roof Replacement	32,422	08/13/2024
19377	SFR	499	04/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0693	5/19/2018	WD	Q	I	01	279,900
GRANTOR: BRIAN J & JODY A PINE						
GRANTEE: PATRICIA JENNIFER T						
1320/0665	8/12/2016	WD	Q	I	01	290,000
GRANTOR: ARTHUR JAMES & MELANI						
GRANTEE: BRIAN J & JODY A PI						

BUILDING NOTES									
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BUILDING DIMENSIONS
BAS= W20 PTO= N12 W21 S12 E7 N2 E7 S2 E7\$ W7 N2 W7 S2 W7 N2
L2 U2 W4 D2 L2 S2 W9 S4 FGR= W22 S24 E24 N20 W2 N4\$ S4 E2
S25 FOP= S8 E36 N8 W36\$ E36 N5 E20 N28\$ PTR= N40 FUS= N29 W35
S10 UST= W24 S11 E24 N11\$ S19 E5 S8 E4 N8E17 S8 E4 N8 E5 \$
S40\$.