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

2027

10-4S-16-02853-304

BUILDING CHARACTERISTICS

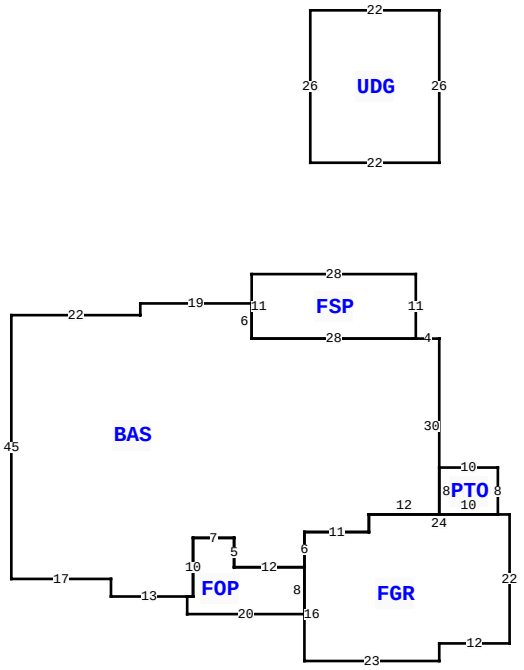
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	315,815
FGR	806	55		443	47,522
FOP	190	30		57	6,115
FSP	308	40		123	13,195
PTO	80	5		4	429
UDG	572	55		315	33,791
TOTALS	4,900			3,886	416,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,886	123.4422	135.79	527,680	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 2944 HX Base Yr 2026



150 SW BETHANY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	416,867
TOTAL MARKET OB/XF VALUE	34,556
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	486,423
SOH/AGL Deduction	27,525
ASSESSED VALUE	458,898
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	407,487
TOTAL JUST VALUE	486,423
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053875	Remodel	82,000	08/20/2025
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	SALE PRICE
1537/2425	4/15/2025	WD	Q	I	01	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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	5,738.00	UT	2.00	2.00	100	2004	2004	3	100	11,476	
3	0280	POOL R/CON	0	100	12	31	372.00	UT	70.00	70.00	100	2006	2006	3	51	13,280	
4	0169	FENCE/WOOD	0	100	0	0	150.00	UT	10.00	10.00	100	2006	2006	3	100	1,500	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 34,556

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/27/2025 BY TP Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS