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

2027

10-4S-16-02853-305

BUILDING CHARACTERISTICS

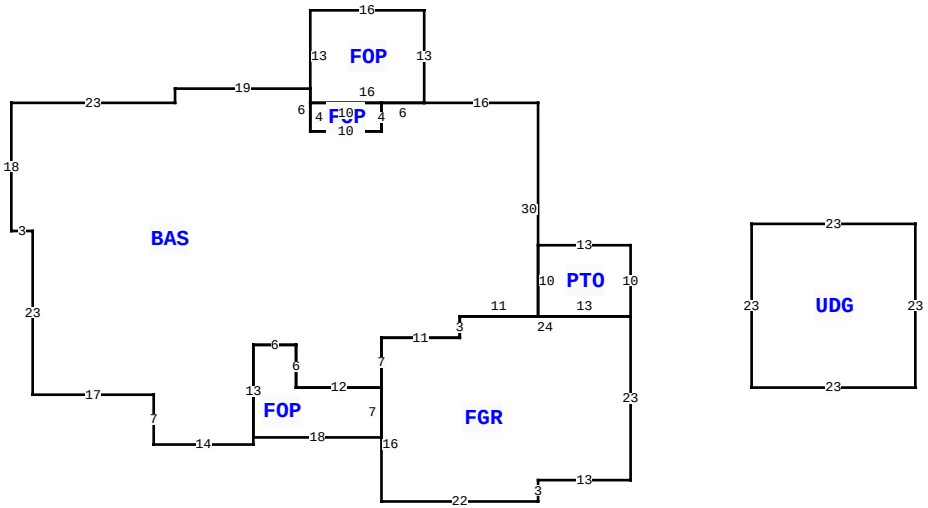
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	2,798	100		2,798	310,055
FGR	838	55		461	51,085
FOP	40	30		12	1,330
FOP	162	30		49	5,430
FOP	208	30		62	6,871
PTO	130	5		6	665
UDG	529	55		291	32,247
TOTALS	4,705			3,679	407,682

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	140.27	516,053	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		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	2,486.00	UT	2.00	2.00	100	2004	2004	3	100	4,972	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	407,682
TOTAL MARKET OB/XF VALUE	8,572
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	451,254
SOH/AGL Deduction	6,190
ASSESSED VALUE	445,064
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	393,653
TOTAL JUST VALUE	451,254
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,666

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	11	100
GRANTOR: SCRIVENER LIVING TRUS						
GRANTEE: SCRIVENER CHARLES B						
1467/606	5/17/2022	WD	U	I	35	450,000
GRANTOR: WHALEY MICHAEL N						
GRANTEE: SCRIVENER LIVING TR						

BUILDING NOTES

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,572

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 03/23/2026 BY robin Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS