

LOT 6 RUSSWOOD ESTATES UNIT 3.
WD 1031-413, WD 1063-810, WD 111

MACLAREN DEREK/MACLAREN CRYSTAL
208 SW BETHANY PL
LAKE CITY, FL 32024-3755

2026

10-4S-16-02853-306



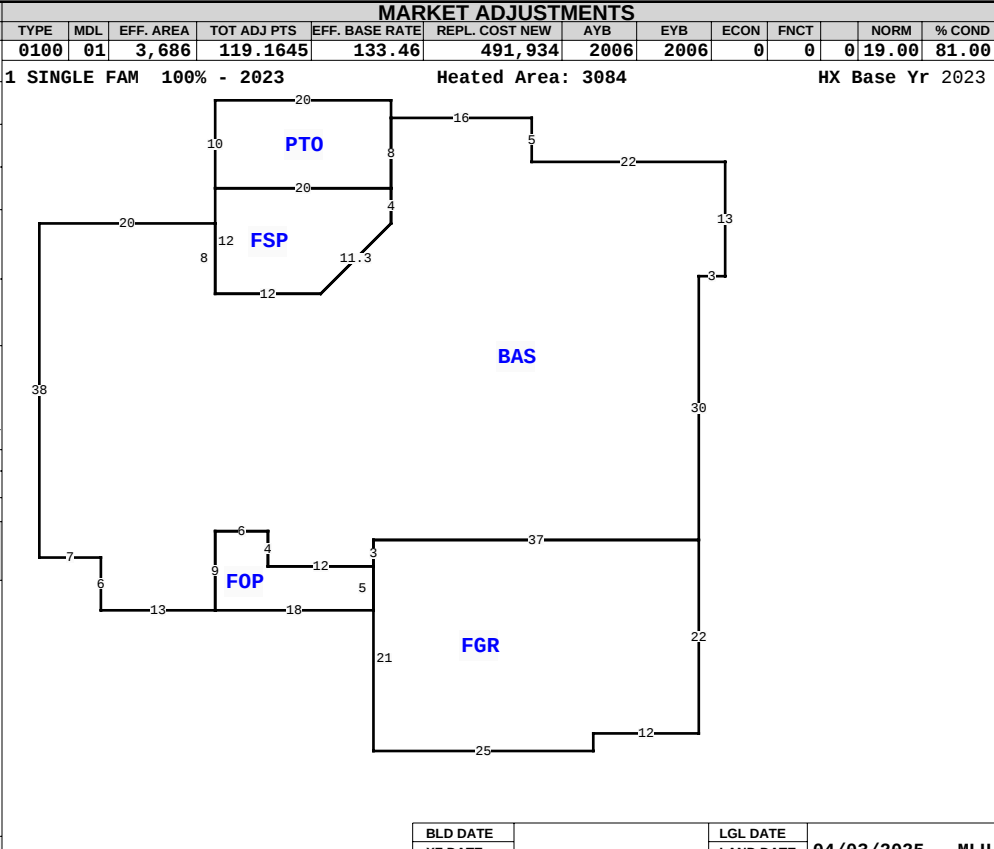
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	3,084	100		3,084	333,389
FGR	864	55		475	51,349
FOP	114	30		34	3,676
FSP	208	40		83	8,972
PTO	200	5		10	1,081
TOTALS	4,470			3,686	398,467

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	100	0	0	1,840.00	UT	2.50
3	0169	FENCE/WOOD	0	100	0	0	335.00	UT	15.00
4	0280	POOL R/CON	0	100	18	42	756.00	UT	70.00
5	0296	SHED METAL	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



TOTAL OB/XF									
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

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					398,467				
TOTAL MARKET OB/XF VALUE					56,186				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					489,653				
SOH/AGL Deduction					97,826				
ASSESSED VALUE					391,827				
TOTAL EXEMPTION VALUE					HX HB VX 56,411				
BASE TAXABLE VALUE					335,416				
TOTAL JUST VALUE					489,653				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					495,930				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048316	Electrical Servic	0	10/02/2023
31044	POOL	125	05/16/2013
23925	SFR	907	12/05/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1477/837	10/14/2022	WD	Q	I	01	500,000			
GRANTOR: JACOB THEOMAS J									
GRANTEE: MACLAREN DEREK									
1408/2731	3/30/2020	WD	Q	I	01	350,000			
GRANTOR: WILLIAM T & JAMIE E C									
GRANTEE: THEOMAS J JACOB									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W22 N5 W16 S8 S4 D8L8 W12 N8 W20 S38 E7 S6 E13 N9 E6 S4 E12 N3 E37 N30 E3 N13 \$									
FGR=[ORIG=-40,46] S21 E25 N2 E12 N22 W37 S3 \$									
FSP=[ORIG=-38,3] W20 S12 E12 U8R8 N4 \$									
PTO=[ORIG=-38,-5] N2 W20 S10 E20 N8 \$									
FOP=[ORIG=-58,51] E18 N5 W12 N4 W6 S9 \$									