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

2027

10-4S-16-02853-306

BUILDING CHARACTERISTICS

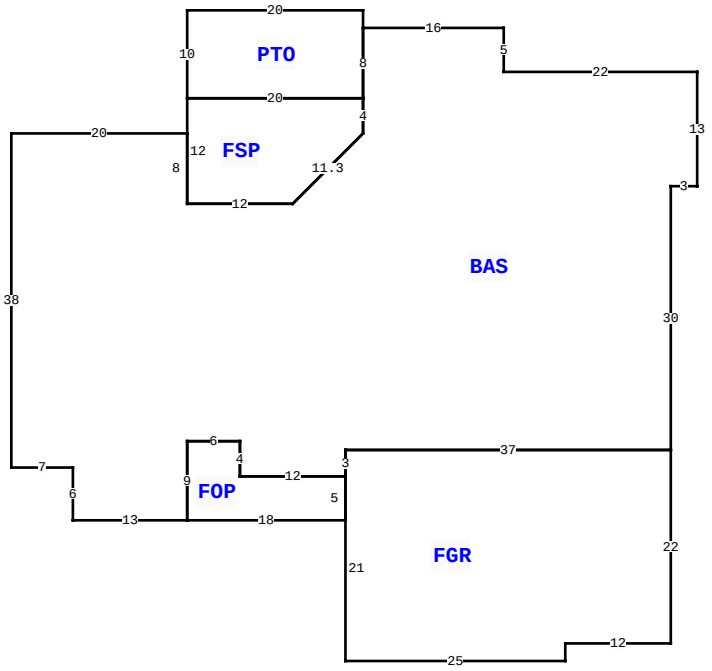
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	327,443
FGR	864	55		475	50,433
FOP	114	30		34	3,610
FSP	208	40		83	8,813
PTO	200	5		10	1,062
TOTALS	4,470			3,686	391,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,686	119.1645	131.08	483,161	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2023 Heated Area: 3084 HX Base Yr 2023



208 SW BETHANY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,840.00	UT	2.50	2.50	100	2006	2006	3	100	4,600	
3	0169	FENCE/WOOD	0	100	0	0	335.00	UT	15.00	15.00	100	2007	2007	3	100	5,025	
4	0280	POOL R/CON	0	100	18	42	756.00	UT	70.00	70.00	100	2013	2013	3	74	39,161	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		391,360
TOTAL MARKET OB/XF VALUE		56,186
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		482,546
SOH/AGL Deduction		78,964
ASSESSED VALUE		403,582
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		347,171
TOTAL JUST VALUE		482,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,653

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 56,186

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 12/02/2024 BY SYS Total Acres: 0.76 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS