LOT 8 RUSSWOOD ESTATES UNIT 3

945-1606, WD 1250-1953, WD 1320-

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

2027

10-4S-16-02853-308

BUILDING CHARACTERISTICS

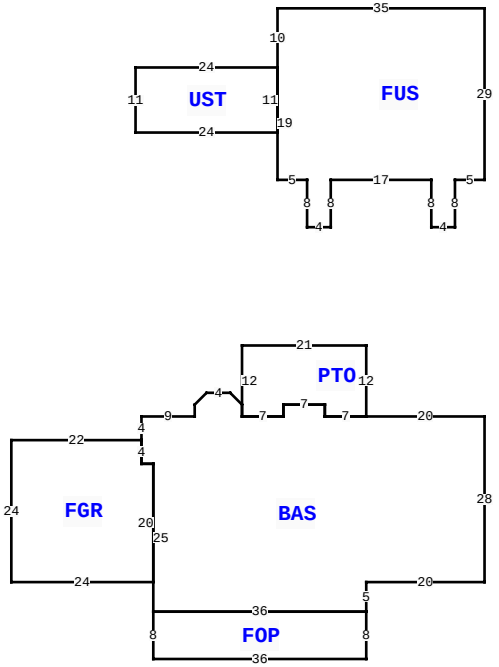
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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	1,806	100		1,806	181,340
FGR	568	55		312	31,328
FOP	288	30		86	8,635
FUS	1,079	100		1,079	108,343
PTO	238	5		12	1,205
UST	264	45		119	11,949
TOTALS	4,243			3,414	342,801

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	133.40	455,428	2002	2002	0	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	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		342,801
TOTAL MARKET OB/XF VALUE		12,434
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		390,235
SOH/AGL Deduction		0
ASSESSED VALUE		390,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,824
TOTAL JUST VALUE		390,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,479

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

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 12,434

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 10/07/2024 BY JS Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS