LOT 9 RUSSWOOD ESTATES UNIT 3

WD 987-2340, WD 987-2342, WD 106

DONALDSON JOHNNY D/DONALDSON TINA M
153 SW BETHANY PL
LAKE CITY, FL 32024

2027

10-4S-16-02853-309

BUILDING CHARACTERISTICS

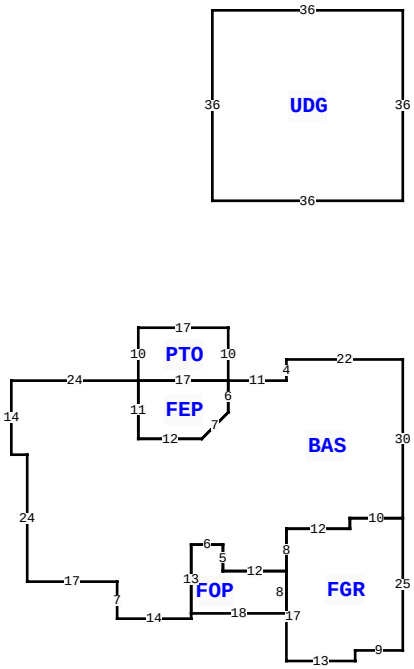
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	2,446	100		2,446	238,180
FEP	175	80		140	13,633
FGR	552	55		304	29,602
FOP	174	30		52	5,064
PTO	170	5		8	779
UDG	1,296	55		713	69,429
TOTALS	4,813			3,663	356,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,663	113.4900	124.84	457,289	2003	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2006 Heated Area: 2446 HX Base Yr 2006



153 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	0166	CONC,PAVMT	0	100	0	0	2,954.00	UT	2.00	2.00	100	2003	2003	3	100	5,908	
2	0120	CLFENCE 4	0	100	0	0	300.00	UT	7.50	7.50	100	2007	2007	3	100	2,250	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,600	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	356,685
TOTAL MARKET OB/XF VALUE	13,758
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	405,443
SOH/AGL Deduction	87,012
ASSESSED VALUE	318,431
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	267,020
TOTAL JUST VALUE	405,443
NCON VALUE	2,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	433,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043081	Roof Replacement	22,742	11/01/2021
24305	GARAGE	325	03/27/2006
20041	SFR	449	10/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2734	3/27/2026	WD	Q	I	01	480,000
GRANTOR: GUSTAS REBECCA ANN						
GRANTEE: LINNANE IDA MAE						
1559/1622	1/30/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LINNA						
GRANTEE: GUSTAS REBECCA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S4 W11 PTO= N10 W17 S10 E17$ FEP= W17S11 E12 R5 U5 N6$ S6 D5 L5 W12 N11 W24 S14 E3 S24 E17 S7 E14 N1 FOP= E18 N8 W12 N5 W6 S13$ N13 E6 S5 E12 FGR= S17 E13 N2 E9 N25 W10 S2 W12 S8$ N8 E12 N2 E10 N30$ PTR= N30 UDG= N36 W36 S36 E36$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 13,758

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 10/05/2026 BY TP Total Acres: 0.75 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS