LOT 6 RUSSWOOD ESTATES UNIT 3.

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

2024

10-4S-16-02853-306

BUILDING CHARACTERISTICS

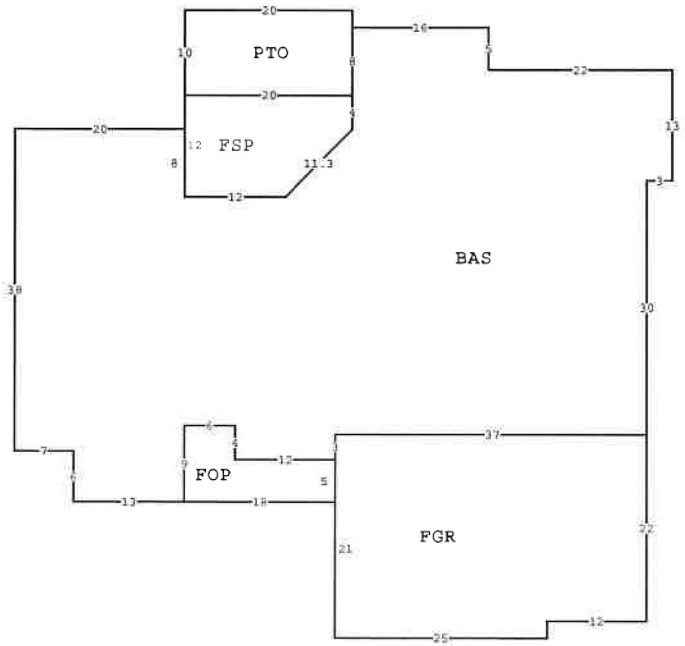
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,084	100	3,084	292,832
FGR	864	55	475	45,102
FOP	114	30	34	3,229
FSP	208	40	83	7,881
PTO	200	5	10	950
TOTALS	4,470		3,686	349,993

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	114.40	421,678	2006	2006	0	0	0	17.00	83.00

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	04/20/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		349,993
TOTAL MARKET OB/XF VALUE		53,732
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		431,725
SOH/AGL Deduction		66,651
ASSESSED VALUE		365,074
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		310,074
TOTAL JUST VALUE		431,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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
/	10/14/2022	WD	Q	I	01	500,000
GRANTOR: JACOB THEOMAS J						
GRANTEE: CONFIDENTIAL						
1408/2731	3/30/2020	WD	Q	I	01	350,000
GRANTOR: WILLIAM T & JAMIE E C						
GRANTEE: THEOMAS J JACOB						

EXTRA FEATURES

L N	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,PAVNT	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	79	41,807	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

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 53,732

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	28,000.00	28,000.00	28,000							

REVIEW DATE 02/16/2023 BY CP Total Acres: 0.76 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 09/25/2023 BY robin