

LOT 1 BLOCK B RUSSWOOD ESTATES U
880-670, WD 1082-1813.

PELLICER STEPHEN/PELLICER MARIA R
120 SW PLATINUM GLEN
LAKE CITY, FL 32024

2026

10-4S-16-02853-271



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

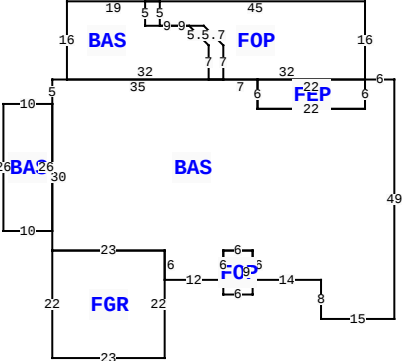
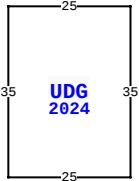
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06

NEIGHBORHOOD/LOC					
10416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	24,954
BAS	439	100		439	42,134
BAS	2,684	100		2,684	257,605
FEP	132	80		106	10,174
FGR	506	55		278	26,682
FOP	54	30		16	1,536
FOP	585	30		176	16,892
UDG	875	55	2024	481	46,166
TOTALS	5,535			4,440	426,142

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0120	CLFENCE 4	0	100	0	0	530.00	UT	2.50	2.50	
2	0166	CONC,PAVMT	0	100	0	0	2,541.00	UT	1.50	1.50	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,440	115.8034	129.70	575,868	1999	1999	0	0	26.00	74.00
1 SINGLE FAM			100% - 2007			Heated Area: 3383			HX Base Yr 2007		



120 SW PLATINUM GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	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		426,142	
TOTAL MARKET OB/XF VALUE		10,237	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		471,379	
SOH/AGL Deduction		152,043	
ASSESSED VALUE		319,336	
TOTAL EXEMPTION VALUE		HX HB VX 55,722	
BASE TAXABLE VALUE		263,614	
TOTAL JUST VALUE		471,379	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,438	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28799	ADDN SFR	449	08/18/2010
15567	GARAGE	50	05/25/1999
14831	SFR	395	12/09/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1082/1813	4/27/2006	WD Q	I		
GRANTOR: LEWIS & BOBBIE MCLEL					SALE PRICE
GRANTEE: STEPHEN & MARIA R P					330,000
0880/0670	5/09/1999	WD Q	I		
GRANTOR: J JOHNSON					151,900
GRANTEE: LEWIS & BOBBIE MCCL					

BUILDING NOTES											
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BAS=[ORIG=0,0] W6 S6 W22 N6 W7 W35 S5 S30 E23 S6 E12 N6 E6 S6 E14 S8 E15 N49 \$
UDG=[YR=2024;ORIG=-185,-60] E25 S35 W25 N35 \$
FOP=[ORIG=-6,0] N16 W45 S5 E9 D4R4 S7 E32 \$
FGR=[ORIG=-70,35] S22 E23 N22 W23 \$
BAS=[ORIG=-35,0] N7 U4L4 W9 N5 W19 S16 E32 \$
BAS=[ORIG=-70,5] W10 S26 E10 N26 \$
FEP=[ORIG=-6,0] W22 S6 E22 N6 \$
FOP=[ORIG=-35,41] S3 E6 N9 W6 S6 \$
PTR=[ORIG=0,0] N30 S30 \$
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