

LOT 3 BLOCK B RUSSWOOD ESTATES U
861-1749, 928-2976,

SMITH KERRY/SMITH MARIA D
176 SW PLATINUM GLN
LAKE CITY, FL 32024

2026

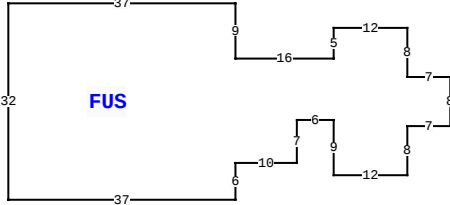
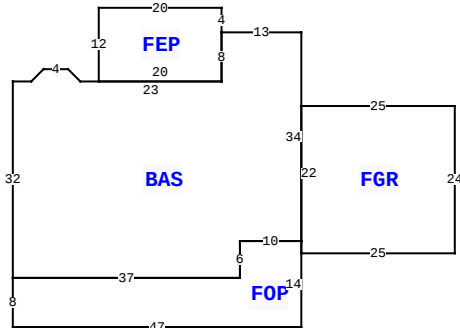
10-4S-16-02853-273

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0100SINGLE 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	1,560	100		1,560	143,273
FEP	240	80		192	17,633
FGR	600	55		330	30,307
FOP	436	30		131	12,031
FUS	1,758	100		1,758	161,457
TOTALS	4,594			3,971	364,702

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	2,205.00	UT	1.50
3	0280	POOL R/CON	0	100	19	35	665.00	UT	35.00
4	0294	SHED WOOD/	0	100	40	14	560.00	UT	5.00
5	0166	CONC, PAVMT	0	100	0	0	1,289.00	UT	1.50
6	0169	FENCE/WOOD	0	100	0	0	152.00	UT	6.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,971	110.8128	124.11	492,841	1999	1999	0	0	0 26.00	74.00
1 SINGLE FAM 100% - 2002 Heated Area: 3318 HX Base Yr 2002											
											
											
176 SW PLATINUM GLN, LAKE CITY											

176 SW PLATINUM GLN, LAKE CITY											INC DATE		YEAR ON		YEAR ACTUAL		Q	% COND	OB/XF MKT VALUE		NOTES
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE												
1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200												
2,205.00	UT	1.50	1.50	100	1999	1999	3	100	3,308												
665.00	UT	35.00	35.00	100	1999	1999	3	40	9,310												
560.00	UT	5.00	5.00	100	1999	1999	3	100	2,800												
1,289.00	UT	1.50	1.50	100	1999	1999	3	100	1,934												
152.00	UT	6.00	6.00	100	1999	1999	3	100	912												

TOTAL OB/XF									
19,464									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					364,702				
TOTAL MARKET OB/XF VALUE					19,464				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					419,166				
SOH/AGL Deduction					145,923				
ASSESSED VALUE					273,243				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					222,521				
TOTAL JUST VALUE					419,166				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					424,095				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15797	POOL	75	07/19/1999
14305	SFR	550	07/24/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V	RSN CD	SALE PRICE
0928/0976	6/13/2001	WD	Q	I			187,000
GRANTOR: DAVID & LOUANN BLACK							
GRANTEE: KERRY & MARIA SMITH							
0861/1749	6/23/1998	WD	Q	V			20,500
GRANTOR: BAILEY							
GRANTEE: BLACK							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FEP= N4 W20 S12 E20 N8\$ S8 W23 U2 L2 W4 L2 D2 W3 S32 FOP= S8 E47 N14 W10 S6 W37\$ E37 N6 E10 FGR= S2 E25 N24 W25 S22\$ N34\$ PTR= N30 FUS= N8 E7 N8 W7 N8 W12 S5 W16 N9 W37 S32 E37 N6 E10 N7 E6 S9 E12 \$ S30 \$ PTR= N30 E60 S30W60\$.									