LOT 4 BLOCK B RUSSWOOD ESTATES U

812-2139, 854-903, 893-1111,

MIXON JAMES C JR/MIXON KIMBERLY B
175 SW PLATINUM GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-274

COLUMBIA COUNTY PROPERTY

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 90
Interior Floo	15	HARDTILE 10
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

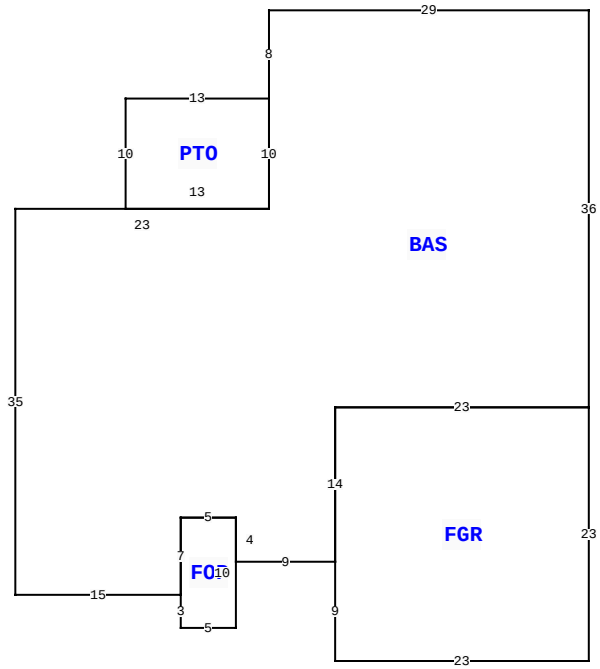
NEIGHBORHOOD/LOC 10416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100		1,889	178,140
FGR	529	55		291	27,443
FOP	50	30		15	1,415
PTO	130	5		6	566
TOTALS	2,598			2,201	207,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,201	120.2901	134.72	296,519	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2000 Heated Area: 1889 HX Base Yr 2000



175 SW PLATINUM GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,563
TOTAL MARKET OB/XF VALUE		5,063
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		247,626
SOH/AGL Deduction		75,145
ASSESSED VALUE		172,481
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		121,759
TOTAL JUST VALUE		247,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9374	SFR	320	02/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0893/1111	10/11/1999	WD	Q	I		127,000
GRANTOR: BENECICK						
GRANTEE: MIXON						
0854/0903	2/27/1998	WD	Q	I		118,500
GRANTOR: PELLICER						
GRANTEE: BENECICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S8 PTO= W13 S10 E13N10$ S10 W23 S35 E15 FOP= S3 E5 N10 W5 S7$ N7 E5 S4 E9 FGR= S9 E23 N23 W23 S14$ N14 E23 N36$.

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	2,042.00	UT	1.50	1.50	100	1995	1995	3	100	3,063	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 5,063

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 01/19/2024 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS