

LOT 5 BLOCK B RUSSWOOD ESTATES U
803-371, 879-2109, DC 1001-1183,

CHARLES ROBERT B SR/CHARLES DIANE
151 SW PLATINUM GLN
LAKE CITY, FL 32024

2026

10-4S-16-02853-275



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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	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	1,785	100		1,785	154,226
FEP	180	80		144	12,442
FGR	825	55		454	39,226
FOP	70	30		21	1,814
FSP	144	40		58	5,011

TOTALS	3,004			2,462	212,720
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	2,785.00	UT	1.50	
2	0120	CLFENCE 4	0 100	0	0	400.00	UT	7.50	
3	0210	GARAGE U	0 100	18	28	504.00	UT	16.00	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,800.00	

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	2,462	110.2080	123.43	303,885	1995	1995	0	0	0 30.00	70.00	
1 SINGLE FAM 100% - 2008 Heated Area: 1785 HX Base Yr 2008												

151 SW PLATINUM GLN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0 100	0	0	2,785.00	UT	1.50	1.50	100	1995	1995	3	100	4,178	
2	0120	CLFENCE 4	0 100	0	0	400.00	UT	7.50	7.50	100	2007	2007	3	100	3,000	
3	0210	GARAGE U	0 100	18	28	504.00	UT	16.00	16.00	75	2014	2014	3	75	6,048	
4	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

TOTAL OB/XF										19,926						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		212,720	
TOTAL MARKET OB/XF VALUE		19,926	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		267,646	
SOH/AGL Deduction		73,554	
ASSESSED VALUE		194,092	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		143,370	
TOTAL JUST VALUE		267,646	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,684	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9534	SFR	310	03/29/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1373/1216	10/18/2018	QC	U	I	11	80,000	
GRANTOR: ROBERT B SR & DIANE C							
GRANTEE: ROBERT SR& DIANE CH							
1119/2072	5/18/2007	WD	Q	I		238,000	
GRANTOR: GEORGE V & DIANE K FO							
GRANTEE: ROBERT B SR & DIANE							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W6 FSP= N12 W12 S12 E12\$ W12 FEP= N12 W15 S12 E15\$W37 S33 E29 FOP= S4 E10 N7 W10 S3\$ N3 E10 S3 E16 FGR= E25 N33 W25 S33\$ N33\$.															