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

2027

10-4S-16-02853-271

BUILDING CHARACTERISTICS

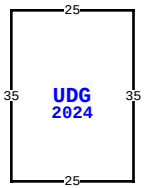
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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/

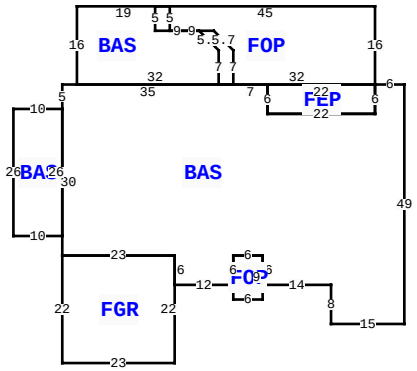
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	260	100		260	24,508
BAS	439	100		439	41,381
BAS	2,684	100		2,684	252,997
FEP	132	80		106	9,991
FGR	506	55		278	26,205
FOP	54	30		16	1,508
FOP	585	30		176	16,590
UDG	875	55	2024	481	45,340
TOTALS	5,535			4,440	418,520

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	127.38	565,567	1999	1999	0	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	

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	0120	CLFENCE 4	0	100	0	0	530.00	UT	2.50	2.50	100	1999	1999	3	100	1,325	
2	0166	CONC,PAVMT	0	100	0	0	2,541.00	UT	1.50	1.50	100	1999	1999	3	100	3,812	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	418,520
TOTAL MARKET OB/XF VALUE	10,237
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	463,757
SOH/AGL Deduction	135,799
ASSESSED VALUE	327,958
TOTAL EXEMPTION VALUE	HX HB 13 327,958
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	463,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	471,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055426	Remodel	30,286	04/06/2026
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 / U	V / I	RSN CD	SALE PRICE
1082/1813	4/27/2006	WD	Q	I		330,000
GRANTOR: LEWIS & BOBBIE MCCLEL						
GRANTEE: STEPHEN & MARIA R P						
0880/0670	5/09/1999	WD	Q	I		151,900
GRANTOR: J JOHNSON						
GRANTEE: LEWIS & BOBBIE MCCL						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,237

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: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS