LOT 2 BLOCK B RUSSWOOD EST UNIT

905-1198, WD 1081-2540, DC 1475-

LIPPI PAUL/LIPPI SARAH
152 SW PLATINUM GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-272

BUILDING CHARACTERISTICS

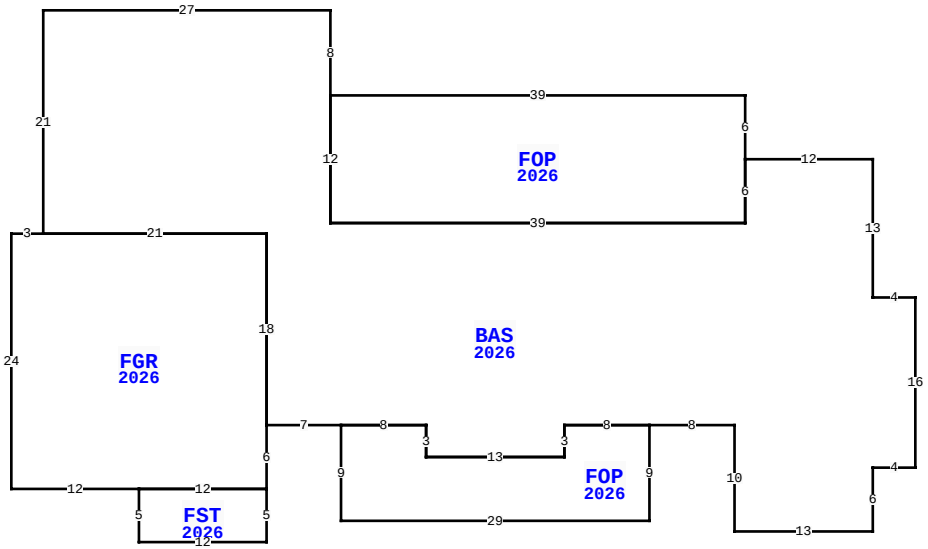
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,949	100	2026	1,949	253,701
FGR	576	55	2026	317	41,264
FOP	222	30	2026	67	8,721
FOP	468	30	2026	140	18,224
FST	60	55	2026	33	4,296
TOTALS	3,275			2,506	326,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	118.3350	130.17	326,206	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1949 HX Base Yr 2026



152 SW PLATINUM GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		326,206
TOTAL MARKET OB/XF VALUE		29,375
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		390,581
SOH/AGL Deduction		81,366
ASSESSED VALUE		309,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,804
TOTAL JUST VALUE		390,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050890	Storage Building	30,000	12/16/2024
000050891	New Residential C	200,000	11/01/2024
000050634	Right-of-Way Acce		08/22/2024
9473	SFR	320	03/17/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/54	10/11/2023	WD	Q	V	01	52,000
GRANTOR: BAILEY DOROTHY H LIVI						
GRANTEE: LIPPI PAUL						
1488/572	3/16/2023	WD	U	V	11	100
GRANTOR: BAILEY DOROTHY H						
GRANTEE: BAILEY DOROTHY H LI						

BUILDING NOTES

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	0030	BARN,MT	0	100	0	0	1.00	UT	18,000.00	18,000.00	100	2026	2025		100	18,000	
2	0166	CONC,PAVMT	0	100	0	0	3,250.00	UT	3.50	3.50	100	2026	2025		100	11,375	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=130,20] W12 S6 W39 N12 N8 W27 S21 E21 S18 E7 E8 S3 E13 N3 E8 E8 S10 E13 N6 E4 N16 W4 N13 $
FOP=[YR=2026;ORIG=118,14] W39 S12 E39 N6 N6 $
FGR=[YR=2026;ORIG=73,27] W21 W3 S24 E12 E12 N6 N18 $
FST=[YR=2026;ORIG=73,51] W12 S5 E12 N5 $
FOP=[YR=2026;ORIG=109,45] W8 S3 W13 N3 W8 S9 E29 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 29,375

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 03/18/2026 BY robin Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS