LOT 3 BLOCK B RUSSWOOD ESTATES U

861-1749, 928-2976,

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

2027

10-4S-16-02853-273

BUILDING CHARACTERISTICS

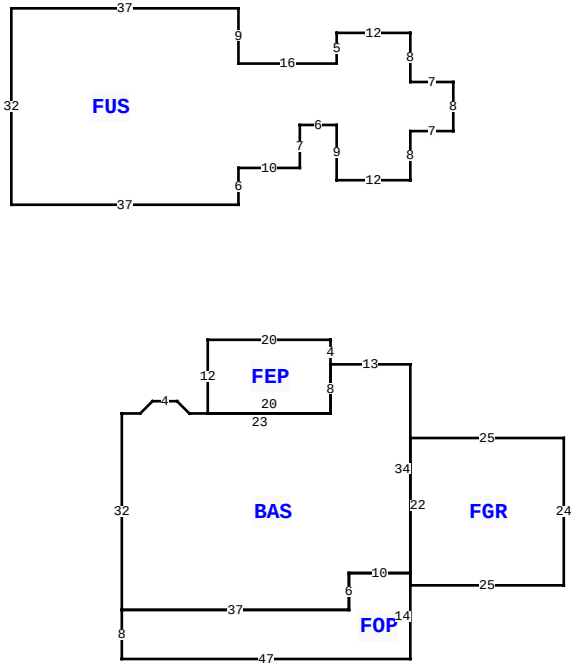
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	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	1,560	100		1,560	140,710
FEP	240	80		192	17,318
FGR	600	55		330	29,766
FOP	436	30		131	11,816
FUS	1,758	100		1,758	158,569
TOTALS	4,594			3,971	358,178

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	121.89	484,025	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	2,205.00	UT	1.50	1.50	100	1999	1999	3	100	3,308	
3	0280	POOL R/CON	0	100	19	35	665.00	UT	35.00	35.00	100	1999	1999	3	40	9,310	
4	0294	SHED WOOD/	0	100	40	14	560.00	UT	5.00	5.00	100	1999	1999	3	100	2,800	
5	0166	CONC,PAVMT	0	100	0	0	1,289.00	UT	1.50	1.50	100	1999	1999	3	100	1,934	
6	0169	FENCE/WOOD	0	100	0	0	152.00	UT	6.00	6.00	100	1999	1999	3	100	912	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		358,178
TOTAL MARKET OB/XF VALUE		19,464
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		412,642
SOH/AGL Deduction		132,022
ASSESSED VALUE		280,620
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		229,209
TOTAL JUST VALUE		412,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,166

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 / I	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

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$.

LAND DESCRIPTION

TOTAL OB/XF 19,464

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