LOT 4 BLOCK B RUSSWOOD ESTATES U

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

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

**2027**

**10-4S-16-02853-274**

## BUILDING CHARACTERISTICS

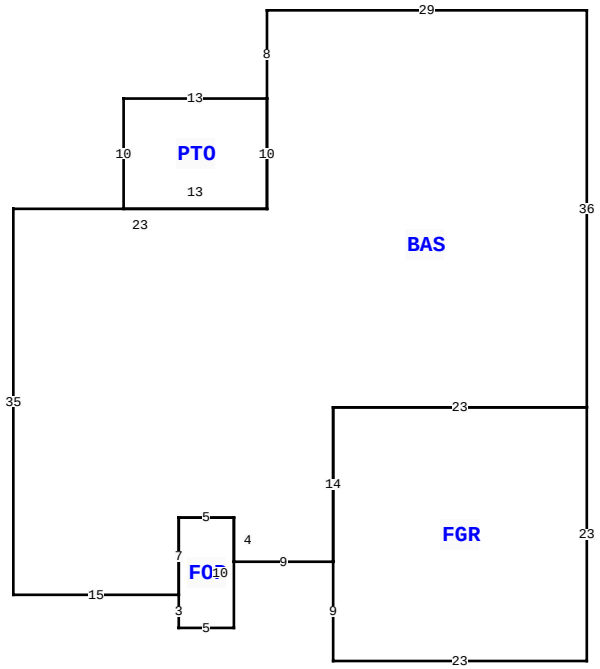
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | 174,966 |
| FGR | 529 | 55 | | 291 | 26,954 |
| FOP | 50 | 30 | | 15 | 1,390 |
| PTO | 130 | 5 | | 6 | 556 |
| TOTALS | 2,598 | | | 2,201 | 203,865 |

## 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 | 132.32 | 291,236 | 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 | |

## 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 | |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 10 | 20 | 200.00 | UT | 7.00 | 7.00 | 100 | 2027 | 2026 | | 100 | 1,400 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 30 | 50 | 1,500.00 | UT | 18.00 | 18.00 | 100 | 2027 | 2026 | | 100 | 27,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 203,865 |
| TOTAL MARKET OB/XF VALUE | 33,463 |
| TOTAL LAND VALUE - MARKET | 35,000 |
| TOTAL MARKET VALUE | 272,328 |
| SOH/AGL Deduction | 66,791 |
| ASSESSED VALUE | 205,537 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 154,126 |
| TOTAL JUST VALUE | 272,328 |
| NCON VALUE | 28,400 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 247,626 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054576 | Storage Building | 19,375 | 11/25/2025 |
| 000054510 | Right-of-Way Acce | | 11/18/2025 |
| 9374 | SFR | 320 | 02/20/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1555/1805 | 12/03/2025 | LE | U | I | 14 | 100 |
| GRANTOR: MIXON JAMES CURTIS JR | | | | | | |
| GRANTEE: MIXON JAMES CURTIS | | | | | | |
| 0893/1111 | 10/11/1999 | WD | Q | I | | 127,000 |
| GRANTOR: BENECICK | | | | | | |
| GRANTEE: MIXON | | | | | | |

## 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$.

## LAND DESCRIPTION

TOTAL OB/XF 33,463

| 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 04/16/2026 BY TW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS