

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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
BAS	1,889	100	
FGR	529	55	
FOP	50	30	
PTO	130	5	
TOTALS	2,598		
			2,201
			207,563

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2000		134.72	296,519	1995	1995		0	30.00	70.00
Heated Area: 1889						HX Base Yr 2000					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		207,563	
TOTAL MARKET OB/XF VALUE		5,063	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		247,626	
SOH/AGL Deduction		75,648	
ASSESSED VALUE		171,978	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		120,567	
TOTAL JUST VALUE		247,626	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,591	

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						

EXTRA FEATURES																
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	2,042.00	UT	1.50	1.50	100	1995	1995	3	100	3,063	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	100	2,000	
TOTALS																
TOTAL OB/XF 5,063																

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

BUILDING DIMENSIONS											
BAS= W29 S8 PTO= W13 S10 E13N10S S10 W23 S35 E15 FOP= S3 E5 N10 W5 S7S N7 E5 S4 E9 FGR= S9 E23 N23 W23 S14S N14 E23 N36S.											

LAND DESCRIPTION												TOTAL OB/XF												
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	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							