LOT 5 BLOCK B RUSSWOOD ESTATES U
803-371, 879-2109, DC 1001-1183,

CHARLES ROBERT B SR/CHARLES DIANE
151 SW PLATINUM GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-275

BUILDING CHARACTERISTICS

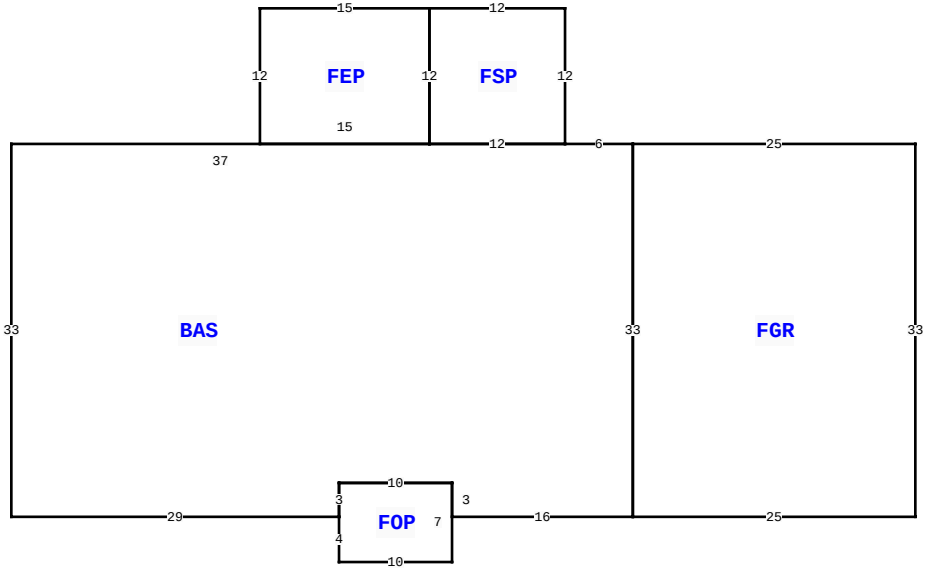
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	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	1,785	100		1,785	151,477
FEP	180	80		144	12,220
FGR	825	55		454	38,527
FOP	70	30		21	1,782
FSP	144	40		58	4,922
TOTALS	3,004			2,462	208,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,462	110.2080	121.23	298,468	1995	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2008 Heated Area: 1785 HX Base Yr 2008



151 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	2,785.00	UT	1.50	1.50	100	1995	1995	3	100	4,178	
2	0120	CLFENCE 4	0	100	0	0	400.00	UT	7.50	7.50	100	2007	2007	3	100	3,000	
3	0210	GARAGE U	0	100	18	28	504.00	UT	16.00	16.00	75	2014	2014	3	75	6,048	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2024	2023		100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	208,928
TOTAL MARKET OB/XF VALUE	19,926
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	263,854
SOH/AGL Deduction	64,521
ASSESSED VALUE	199,333
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	147,922
TOTAL JUST VALUE	263,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9534	SFR	310	03/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1216	10/18/2018	QC	U	I	11	80,000
GRANTOR: ROBERT B SR & DIANE C						
GRANTEE: ROBERT SR& DIANE CH						
1119/2072	5/18/2007	WD	Q	I		238,000
GRANTOR: GEORGE V & DIANE K FO						
GRANTEE: ROBERT B SR & DIANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FSP= N12 W12 S12 E12$ W12 FEP= N12 W15 S12 E15$W37 S33 E29 FOP= S4 E10 N7 W10 S3$ N3 E10 S3 E16 FGR= E25 N33 W25 S33$ N33$.

LAND DESCRIPTION

TOTAL OB/XF 19,926

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