LOT 6 BLOCK B RUSSWOOD EST UNIT
885-2557, 977-1976, WD 1518-2582

DINA JOSE SR/GOMEZ JOSE DINA JR
119 SW PLATINUM GLN
LAKE CITY, FL 32024

2027

10-4S-16-02853-276

BUILDING CHARACTERISTICS

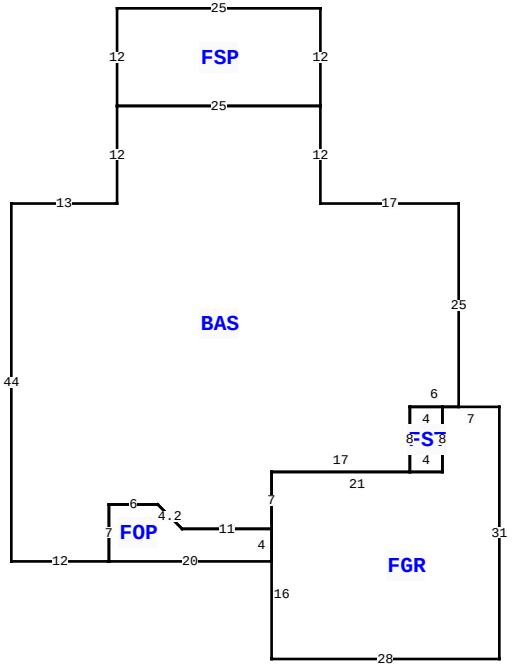
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,317	100		2,317	272,403
FGR	700	55		385	45,264
FOP	103	30		31	3,645
FSP	300	40		120	14,108
FST	32	55		18	2,116
TOTALS	3,452			2,871	337,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,871	118.7571	130.63	375,039	1999	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2025 Heated Area: 2317 HX Base Yr 2025



119 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	1,371.00	UT	1.50	1.50	100	1999	1999	3	100	2,057	
2	0120	CLFENCE 4	0	100	0	0	650.00	UT	4.50	4.50	100	1999	1999	3	100	2,925	
3	0280	POOL R/CON	0	100	12	28	336.00	UT	70.00	70.00	100	2006	2006	3	51	11,995	
4	0169	FENCE/WOOD	0	100	0	0	180.00	UT	10.00	10.00	100	2006	2006	3	100	1,800	
5	0210	GARAGE U	0	100	24	36	864.00	UT	16.00	16.00	100	2010	2010	3	100	13,824	
6	0166	CONC,PAVMT	0	100	16	52	832.00	UT	2.25	2.25	100	2010	2010	3	100	1,872	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

LAND DESCRIPTION

TOTAL OB/XF 43,773

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							

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	337,535
TOTAL MARKET OB/XF VALUE	43,773
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	416,308
SOH/AGL Deduction	0
ASSESSED VALUE	416,308
TOTAL EXEMPTION VALUE	HX HB 13 416,308
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	416,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,458

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051131	Generator	0	10/17/2024
28770	GARAGE	139	08/03/2010
24787	POOL	175	07/25/2006
15805	SFR	335	07/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2582	7/10/2024	WD	Q	I	01	560,000
GRANTOR: LIPPI PAUL A						
GRANTEE: DINA JOSE SR						
0977/1976	3/17/2003	WD	Q	I		160,000
GRANTOR: CHRISTOPHER H & REBEC						
GRANTEE: PAUL A & SARAH A LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N12 FSP= N12 W25 S12 E25$ W25 S12 W13 S44 E12 FOP= E20 N4 W11 L3 U3 W6 S7$ N7 E6 D3 R3 E11 FGR= S16 E28 N31 W7 FST= W4 S8 E4 N8$ S8 W21 S7 $ N7 E17 N8 E6 N25$.

REVIEW DATE 03/06/2026 BY robin Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS