LOT 2 SUWANNEE ACRES S/D.
ORB 695-659, 777-1944

JOHNSON LINARD/JOHNSON BERNANDINE
174 NW TOWERVIEW GLN
LAKE CITY, FL 32055

2026

27-2S-16-01760-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

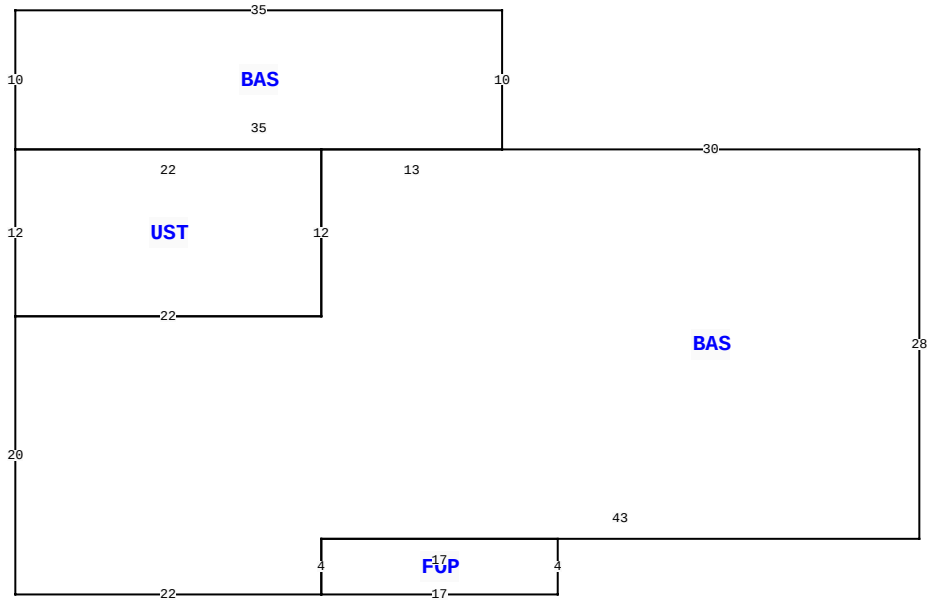
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 03
NEIGHBORHOOD/LOC	27216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	350	100		350	28,176
BAS	1,644	100		1,644	132,346
FOP	68	30		20	1,610
UST	264	45		119	9,580
TOTALS	2,326			2,133	171,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,133	110.5800	123.85	264,172	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1994 HX Base Yr



174 NW TOWERVIEW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		171,712
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		10,500
TOTAL MARKET VALUE		185,512
SOH/AGL Deduction		103,385
ASSESSED VALUE		82,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		31,405
TOTAL JUST VALUE		185,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0777/1944	7/28/1993	WD	Q	I		50,000
GRANTOR: JAMES A MCKINNEY						
GRANTEE: LINARD JOHNSON						
0432/0160	8/01/1979	WD	Q	I		44,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= N10 W35 S10 E35$ W13 UST= W22 S12 E22 N12$ S12W22 S20 E22 FOP= E17 N4 W17 S4$N4 E43 N28$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		00	220.00	153.00	1.00	LT		1.00	1.00	1.00	10,500.00	10,500.00	10,500							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.77 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 10/07/2025 BY SYS