LOT 14 SUWANNEE ACRES S/D.
DC ORB 740-801, PROB #90-0327-CP

JEFFERS JACK S/JEFFERS DONNA W
135 NW TOWERVIEW GLN
LAKE CITY, FL 32055

2026

27-2S-16-01760-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

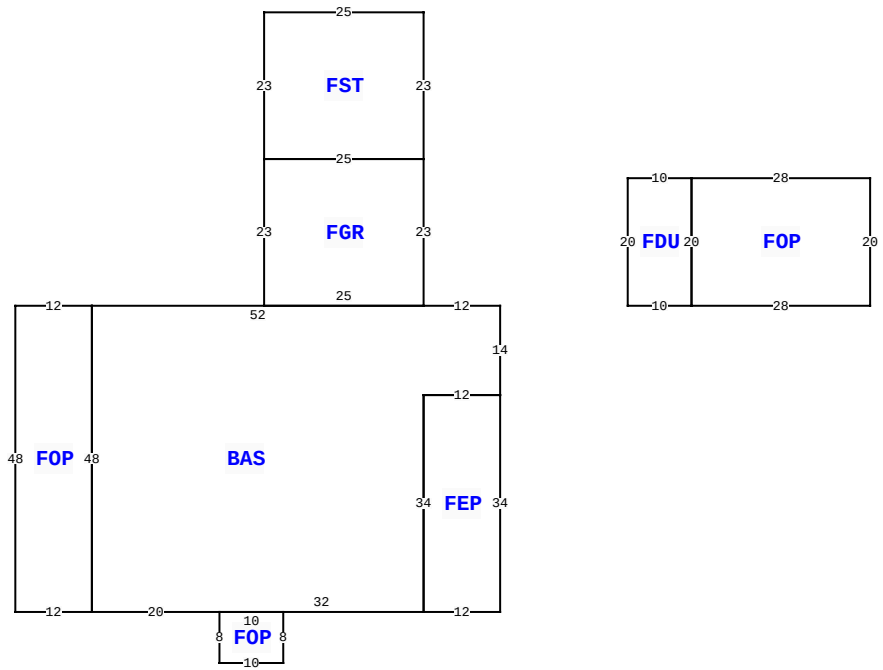
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	2,664	100		2,664	211,879
FDU	200	60		120	9,544
FEP	408	80		326	25,928
FGR	575	55		316	25,133
FOP	80	30		24	1,909
FOP	560	30		168	13,361
FOP	576	30		173	13,759
FST	575	55		316	25,133
TOTALS	5,638			4,107	326,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,107	109.2500	122.36	502,533	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 2664 HX Base Yr 2002



135 NW TOWERVIEW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		326,646
TOTAL MARKET OB/XF VALUE		22,969
TOTAL LAND VALUE - MARKET		9,450
TOTAL MARKET VALUE		359,065
SOH/AGL Deduction		162,712
ASSESSED VALUE		196,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,631
TOTAL JUST VALUE		359,065
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,065

LAND:1:1: 1.07 AC ADJ 3: ALSO OWNS LOTS 12 & 13.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052388	Roof Replacement	31,359	02/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0931/2309	7/12/2001	WD	Q	I		129,000

GRANTOR: BULLARD
GRANTEE: JACK & DONNA JEFFER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FGR= N23 FST= N23 W25 S23 E25$ W25 S23 E25$ W52 FOP= W12 S48 E12 N48$ S48 E20FOP= S8 E10 N8 W10$ E32 FEP= E12 N34 W12 S34$ N34 E12 N14$ PTR= E20 FDU= E10 FOP= E28 N20 W28 S20$ N20 W10 S20$ W20$.

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	700	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1971	1971	3	40	14,336	
5	0260	PAVEMENT-A	0	100	12	610	7,320.00	UT	0.51	0.51	100	0	0	3	100	3,733	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 22,969

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	264.00	1.00	LT		1.00	1.00	0.90	10,500.00	9,450.00	9,450							

REVIEW DATE 03/10/2025 BY jerry Total Acres: 1.33 Total Land Value: 9,450 Market: 0 Agricultural: 0 Common: 9,450 PRINTED 10/09/2025 BY SYS