LOTS 3 & 4 SUWANNEE ACRES S/D.
369-101, 373-393, WD 1372-927,

SOTH HO/SOTH SAVATH
250 NW TOWERVIEW GLN
LAKE CITY, FL 32055-2311

2026

27-2S-16-01760-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

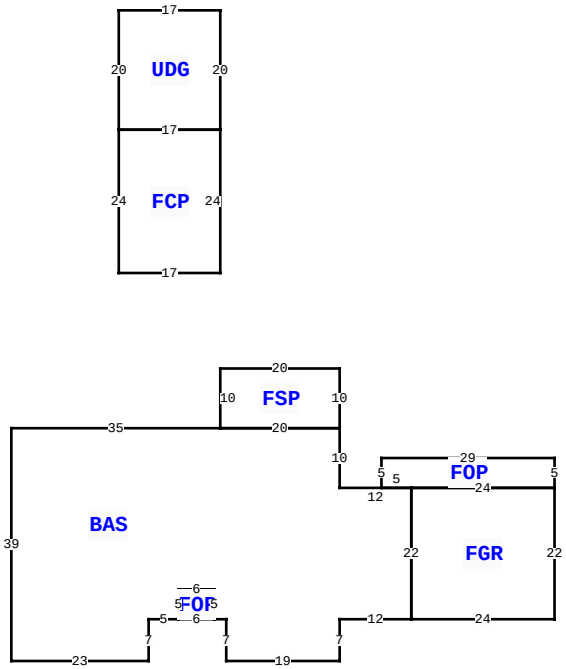
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,288	100		2,288	176,278
FCP	408	25		102	7,859
FGR	528	55		290	22,343
FOP	30	30		9	694
FOP	145	30		44	3,390
FSP	200	40		80	6,163
UDG	340	55		187	14,407
TOTALS	3,939			3,000	231,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,000	105.8300	118.53	355,590	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2288 HX Base Yr 2022



250 NW TOWERVIEW GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,134
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		21,600
TOTAL MARKET VALUE		256,784
SOH/AGL Deduction		42,850
ASSESSED VALUE		213,934
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,523
TOTAL JUST VALUE		256,784
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,084

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1393/0663	8/26/2019	WD	Q	I	01	165,000
GRANTOR: LARRY &VICTORIA PARNE						
GRANTEE: HO & SAVATH SOTH (H						
1372/0927	11/07/2018	WD	U	I	11	100
GRANTOR: LARRY D & VICTORIA L						
GRANTEE: LARRY &VICTORIA PAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S39 E23 N7 E5 FOP= E6 N5 W6 S5$ N5 E6 S5 E2 S7 E19 N7 E12 FGR= E24 N22 W24 S22$ N22 FOP= E24 N5 W29 S5 E5$ W12 N10 FSP= N10 W20 S10E20$ W20$ PTR=N50 UDG= N20 W17 S20 E17$ FCP= W17 S24 E17 N24$ S50$.

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	2,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,050

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	440.00	162.00	2.00	LT		1.00	1.00	0.90	12,000.00	10,800.00	21,600							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 1.64 Total Land Value: 21,600 Market: 0 Agricultural: 0 Common: 21,600 PRINTED 06/08/2026 BY SYS