COMM SW COR OF NW1/4 OF SE1/4, R 176.82 FT FOR POB, CONT S 197.75 FT, NE 202.92 FT, E 222.59 FT TO

JENNINGS DONNA KAY
25642 NW 1689TH PL
HIGH SPRINGS, FL 32643

2026

12-4S-16-02941-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

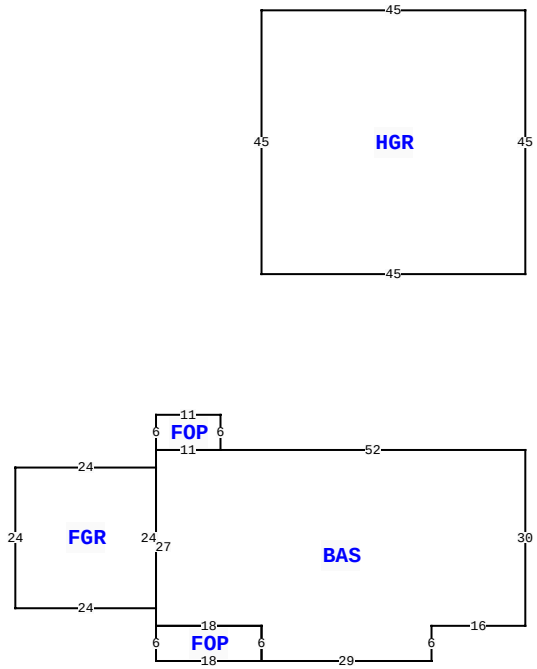
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100		2,064	226,010
FGR	576	55		317	34,711
FOP	66	30		20	2,190
FOP	108	30		32	3,504
HGR	2,025	45		911	99,755
TOTALS	4,839			3,344	366,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,344	128.6395	144.08	481,804	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2024 Heated Area: 2064 HX Base Yr



133 SW BROTHERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	366,171
TOTAL MARKET OB/XF VALUE	4,040
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	405,211
SOH/AGL Deduction	0
ASSESSED VALUE	405,211
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,211
TOTAL JUST VALUE	405,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,029

SALE:1:1: VACANT PARCEL OF LAND ADJ LAND OWNER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052262	Electrical Servic	0	02/06/2025
000042943	Remodel	15,243	10/12/2021
16954	PLANE HNGR	115	05/12/2000
16930	SFR	325	05/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/134	7/25/2025	LE	U	I	14	100
GRANTOR: DONNA KAY JENNINGS AS						
GRANTEE: JENNINGS DONNA KAY						
1541/401	5/02/2025	LE	U	I	14	100
GRANTOR: JENNINGS DONNA KAY						
GRANTEE: JENNINGS DONNA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 FOP= N6 W11 S6 E11$ W11 S3 FGR= W24 S24 E24 N24$ S27 FOP= S6 E18 N6 W18$ E18 S6 E29 N6 E16 N30$ PTR= N30 HGR= N45 W45 S45 E45$ S30$.

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	0	0	0	2,693.00	UT	1.50	1.50	100	2001	2001	3	100	4,040	

LAND DESCRIPTION

TOTAL OB/XF 4,040

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/11/2025 BY TW Total Acres: 0.71 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS