

NW1/4 OF NE1/4 AS LIES N
OF HWY EX 1 ACRE OFF W SIDE &
W1/2 OF NE1/4 OF NE1/4 EX 3

JENNINGS BRYANT D/JENNINGS ANGELA C
203 NW SPRING HILL CT
LAKE CITY, FL 32055

2026

26-3S-15-00247-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
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	01	
NEIGHBORHOOD/LOC		26315.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100		704	56,935
UOP	36	20		7	566
TOTALS		740		711	57,501

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	711	111.0880	124.42	88,463	1950	1950	0	0	0	35.00	65.00
1 SINGLE FAM		100% - 2013		Heated Area: 704				HX Base Yr 2013				
6 6 6 6 UOP 12 20 22 32 BAS												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023
INC DATE		AG DATE	
			MLU

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	1950	1950
2	0169	FENCE/WOOD	0 100	0	0	4,000.00	UT	4.00	4.00	100	2000	2000
3	0166	CONC, PAVMT	0 100	0	0	616.00	UT	2.00	2.00	100	2003	2003
4	0166	CONC, PAVMT	0 100	0	0	2,400.00	UT	2.00	2.00	100	2012	2012
5	0251	LEAN TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016
6	0258	PATIO	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022
7	0258	PATIO	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022

TOTAL OB/XF												
39,632												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
3	4900	C	STRG/BARN	0		A-1	0.00	0.00	1.00	AC		1.00
4	9900	C	AC NON-AG	100		00	0.00	0.00	42.00	AC		1.00

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
3	4900	C	STRG/BARN	0		A-1	0.00	0.00	1.00	AC		1.00
4	9900	C	AC NON-AG	100		00	0.00	0.00	42.00	AC		1.00

TOTAL OB/XF												
39,632												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00
3	4900	C	STRG/BARN	0		A-1	0.00	0.00	1.00	AC		1.00
4	9900	C	AC NON-AG	100		00	0.00	0.00	42.00	AC		1.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		999,345	
TOTAL MARKET OB/XF VALUE		39,632	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		1,286,477	
SOH/AGL Deduction		215,136	
ASSESSED VALUE		1,071,341	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		1,020,619	
TOTAL JUST VALUE		1,286,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,304,503	

PERMIT NUM				DESCRIPTION				AMT				ISSUED			
31791				SFR				1,198				03/07/2014			
19659				SFR				365				06/18/2002			
17149				GARAGE				175				06/29/2000			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1185/1543	12/01/2009	WD	Q	I	01	617,200
GRANTOR: JAMES C BROTHERS						
GRANTEE: BRYANT D & ANGELA C						
1081/2602	4/26/2006	WD	Q	I		1,150,000
GRANTOR: GRINNELL						
GRANTEE: BROTHERS						

BUILDING NOTES

JENNINGS BRYANT D/JENNINGS ANGELA C
203 NW SPRING HILL CT
LAKE CITY, FL 32055

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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										3											
ELEMENT		CD		27		PREFIN MTL 100		8700		04		2,640		104.2214		39.60		104,544		2012		2012		0		0		12.00		88.00	
Exterior Wall		10		STEEL FRME 100		4		PREF M B A		0%		- 2013		Heated Area: 2400		HX Base Yr 2013		VALUATION BY		STANDARD		Tax Group: 3		Tax Dist:		BUILDING MARKET VALUE		999,345			
Roof Cover		14		PREFIN MT 100		TOTAL MARKET OB/XF VALUE		39,632		TOTAL LAND VALUE - MARKET		247,500		TOTAL MARKET VALUE		1,286,477		SOH/AGL Deduction		215,136		ASSESSED VALUE		1,071,341		TOTAL EXEMPTION VALUE		HX HB		50,722	
Interior Wall		01		MINIMUM 100		BASE TAXABLE VALUE		1,020,619		TOTAL JUST VALUE		1,286,477		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		1,304,503									
Interior Floo		03		CONC FINSH 100																											
Air Condition		01		NONE 100																											
Heating Type		01		NONE 100																											
Fixtures		0		100																											
Frame		05		STEEL 100																											
Story Height		18		100																											
RMS		1		100																											
Stories		0		0 100																											
Units		0		0 100																											
Quality		06		06																											
DOR CODE		0100		SINGLE FAMILY																											
MAP NUM				MKT AREA				01																							
NEIGHBORHOOD/LOC		26315.00		1.00/																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,400		100				2,400		83,635																					
CAN		800		30				240		8,364																					
TOTALS		3,200						2,640		91,999																					
EXTRA FEATURES																															
109 NW SPRING HILL CT, LAKE CITY																															
BLD DATE																															
XF DATE																															
INC DATE																															
LGL DATE																															
LAND DATE																															
AG DATE																															
L		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	