BEG INTERS N R/W US-90 WITH E LI
OF NE1/4 OF NE1/4, RUN N 209.92
211.67 FT, S01W 210.03 FT TO N R

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

2026

26-3S-15-00250-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

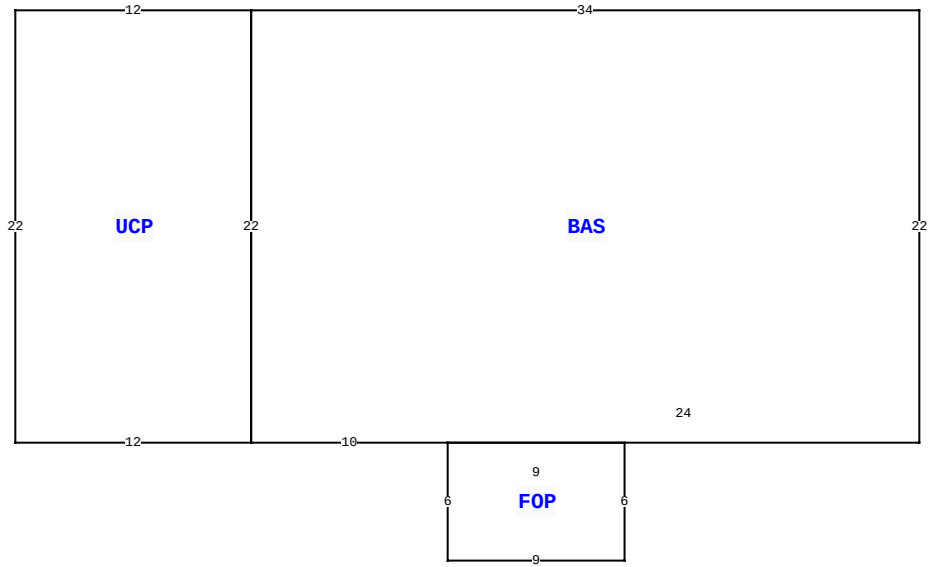
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	748	100		748	68,690
FOP	54	30		16	1,469
UCP	264	20		53	4,867
TOTALS	1,066			817	75,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	817	126.1400	141.28	115,426	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 748 HX Base Yr



9293 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	75,027
TOTAL MARKET OB/XF VALUE	5,300
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	98,327
SOH/AGL Deduction	0
ASSESSED VALUE	98,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,327
TOTAL JUST VALUE	98,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1443/2733	8/02/2021	WD	U	I	37	100,000
GRANTOR: TODD E W TODD SR						
GRANTEE: JENNINGS BRYANT						
1152/1150	6/05/2008	WD	Q	I		81,000
GRANTOR: ANNIE B RUCKER						
GRANTEE: E W & GINGER TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UCP= W12 S22 E12 N22$ S22 E10 FOP= S6 E9 N6 W9$ E24 N22$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1961	1961	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1961	1961	3	100	500	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 5,300

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/23/2023 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/18/2025 BY SYS