BEG INTERS N R/W US-90 & W
LINE OF NW1/4 OF NE1/4, RUN E
105 FT, N 420 FT, W 105 FT, S

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

2026

26-3S-15-00255-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

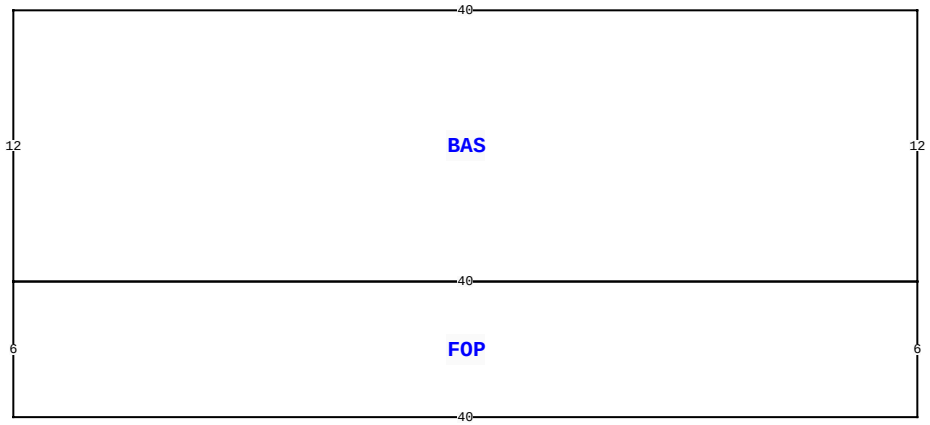
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	480	100		480	28,515
FOP	240	35		84	4,990
TOTALS	720			564	33,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	564	114.9000	108.01	60,918	2001	2001	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 480 HX Base Yr



9627 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	33,505
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	59,205
SOH/AGL Deduction	3,916
ASSESSED VALUE	55,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,289
TOTAL JUST VALUE	59,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18227	M H	125	05/01/2001

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						

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 FOP= S6 E40 N6 W40$ E40 N12$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0200	C	MBL HM	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