BEG SE COR OF NE1/4 OF NE1/4,
RUN N 420 FT ALONG E BOUNDARY
OF SEC, THENCE W 210 FT,

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

2026

26-3S-15-00259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

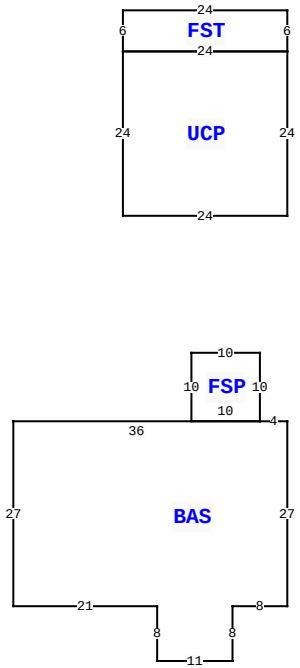
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100		1,168	33,358
FSP	100	40		40	1,142
FST	144	55		79	2,256
UCP	576	20		115	3,284
TOTALS	1,988			1,402	40,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,402	119.0000	71.40	100,103	1987	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1168 HX Base Yr



125 NW JESSUP CT, 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	78,103
TOTAL MARKET OB/XF VALUE	35,980
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	150,083
SOH/AGL Deduction	0
ASSESSED VALUE	150,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,083
TOTAL JUST VALUE	150,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1264/1600	11/08/2013	WD	U	I	30	100
GRANTOR: JAMES C BROTHERS						
GRANTEE: BRYNAT D & ANGELA R						
1103/2767	11/17/2006	WD	Q	I		200,000
GRANTOR: DEBRA HURST UPDEGROVE						
GRANTEE: JAMES C BROTHERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W4 W36 S27 E21 S8 E11 N8 E8 N27 $
UCP=[ORIG=0,-30] N24 W24 S24 E24 $
FST=[ORIG=0,-54] N6 W24 S6 E24 $
FSP=[ORIG=-4,0] N10 W10 S10 E10 $
.

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	0040	BARN,POLE	0	0	15	12	180.00	UT	3.00	3.00	100	1993	1993	3	100	540	
2	0031	BARN,MT AE	0	0	24	40	960.00	UT	12.00	12.00	100	1993	1993	3	100	11,520	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	24	32	768.00	UT	14.00	14.00	100	1993	1993	3	100	10,752	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0070	CARPORT UF	0	0	32	8	256.00	UT	3.00	3.00	100	0	0	3	100	768	
7	0251	LEAN TO W/	0	0	10	40	400.00	UT	4.00	4.00	100	2005	2005	3	100	1,600	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

TOTAL OB/XF 35,980

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							
2	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: 2.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 10/07/2025 BY SYS

BEG SE COR OF NE1/4 OF NE1/4,
RUN N 420 FT ALONG E BOUNDARY
OF SEC, THENCE W 210 FT,

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

2026

26-3S-15-00259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

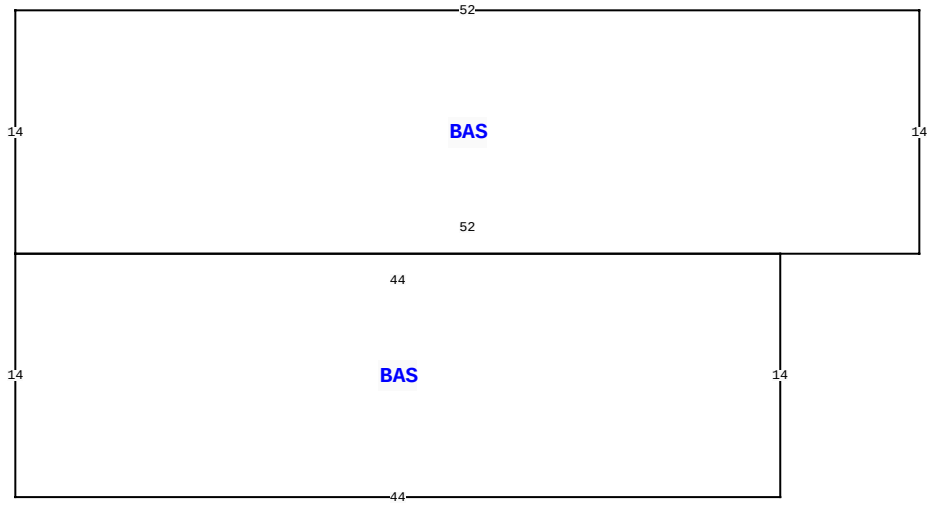
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	17,445
BAS	728	100		728	20,617
TOTALS	1,344			1,344	38,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,344	118.0000	70.80	95,155	1983	2000	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



125 NW JESSUP CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	150,083
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ASSESSED VALUE	150,083
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	150,083
TOTAL JUST VALUE	150,083
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1264/1600	11/08/2013	WD	U	I	30	100
GRANTOR: JAMES C BROTHERS						
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1103/2767	11/17/2006	WD	Q	I		200,000
GRANTOR: DEBRA HURST UPDEGROVE						
GRANTEE: JAMES C BROTHERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 BAS= S14 E44 N14 W44$ E52 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/23/2023 BY KS Total Acres: 2.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 10/07/2025 BY SYS