

COMM NE COR OF SEC, RUN W 243.09
S 647.28 FT FOR POB, RUN S 208.7
W 208.72 FT, N 208.72 FT, E 208.

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

2026

26-3S-15-00260-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
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	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	36,991
FGR	576	55		317	8,673
FOP	416	35		146	3,994
FST	192	55		106	2,900

TOTALS	2,536			1,921	52,558
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	24	30	720.00	UT	1.50	1.50	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,921	114.0000	68.40	131,396	1990	1990	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 0													
Heated Area: 1352													
HX Base Yr													
The diagram shows a floor plan with the following dimensions: FST: 16 (width) x 12 (height) BAS: 36 (width) x 25 (height) FGR: 24 (width) x 24 (height) FOP: 52 (width) x 8 (height) Overall Sections: The top section (FST + BAS) is 52 (16 + 36) wide and 28 (12 + 16) high. The bottom section (FOP) is 52 wide and 8 high. The right section (FGR) is 24 wide and 24 high.													

222 NW JESSUP CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	24	30	720.00	UT	1.50	1.50	100	1993	1993	3	100	1,080	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

TOTAL OB/XF											
11,780											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		52,558	
TOTAL LAND VALUE - MARKET		11,780	
TOTAL MARKET VALUE		18,000	
SOH/AGL Deduction		9,366	
ASSESSED VALUE		72,972	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,972	
TOTAL JUST VALUE		82,338	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,338	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1328/2351	12/20/2016	WD	U	I	37	90,000	
GRANTOR: DEAN L & DIANE V SMIT							
GRANTEE: BRYANT D JENNINGS							
0738/0221	11/28/1990	WD	Q	V		4,200	
GRANTOR: HAROLD RHODES							
GRANTEE: DEAN SMITH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W36 FST= N12 W16 S12 E16\$ W16 S26 FOP= S8 E52 N8 W52\$ E52 N1 FGR= E24 N24 W24 S24\$ N25\$.											