(AKA PRCL #9 BELL LAKE UNR):
COMM SW COR OF SE1/4, RUN N 10 F
64.75 FT TO N R/W OF PRIV RD, E

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

2027

23-3S-15-00187-001

BUILDING CHARACTERISTICS

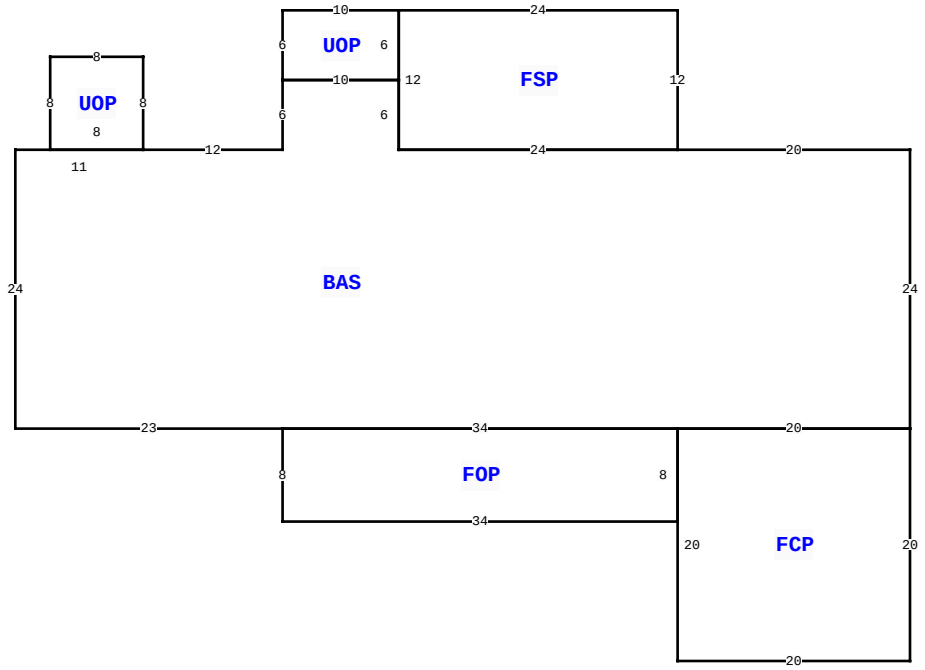
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	23315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100		1,908	141,693
FCP	400	25		100	7,426
FOP	272	30		82	6,090
FSP	288	40		115	8,540
UOP	60	20		12	891
UOP	64	20		13	965
TOTALS	2,992			2,230	165,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,230	103.8600	114.25	254,778	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1908 HX Base Yr



386 NW BELL LAKE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	20	32	640.00	UT	9.00	9.00	100	2005	2005	3	100	5,760	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	165,606
TOTAL MARKET OB/XF VALUE	6,960
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	208,566
SOH/AGL Deduction	0
ASSESSED VALUE	208,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,566
TOTAL JUST VALUE	208,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,566

SALE:1:1: 140 FF LAKE PROPERTY WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053057	Electrical Servic		05/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1315	2/17/2016	WD	U	I	12	80,500
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: BRYANT JENNINGS						
1305/1128	11/18/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (KEN T						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N8 W8 S8 E8$ W11 S24 E23 FOP= S8 E34 N8 W34$ E34 FCP= S20 E20 N20 W20$ E20 N24 W20 FSP= N12 W24 S12 E24$ W24 N6 UOP= N6 W10 S6 E10$ W10 S6$.

LAND DESCRIPTION

TOTAL OB/XF 6,960

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	LT		1.00	1.00	2.00	18,000.00	36,000.00	36,000							

REVIEW DATE 05/13/2025 BY TW Total Acres: 3.09 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS