(AKA PRCL #8 BELL LAKE UNR):
COMM SW COR OF SE1/4, RUN N 10 F
PRIVATE RD, RUN N 20 DEG W 64.75

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

2027

23-3S-15-00187-006

BUILDING CHARACTERISTICS

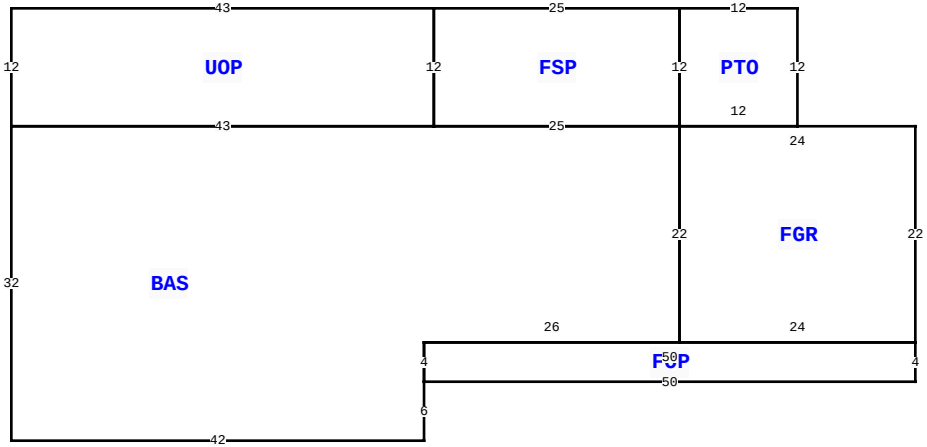
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	23315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,916	100		1,916	158,342
FGR	528	55		290	23,966
FOP	200	30		60	4,959
FSP	300	40		120	9,917
PTO	144	5		7	578
UOP	516	20		103	8,512
TOTALS	3,604			2,496	206,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,496	107.3280	118.06	294,678	1995	1995	0	0	0	30.00	70.00

2 SINGLE FAM 0% - 0 Heated Area: 1916 HX Base Yr



442 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,600	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,275
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	248,275
SOH/AGL Deduction	0
ASSESSED VALUE	248,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,275
TOTAL JUST VALUE	248,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,031

LAND:1:1: 2.60 AC

BLDG:1:1: HOUSE NOT COMPLETED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/1217	6/17/2015	WD	Q	I	01	175,000
GRANTOR: RODNEY L & CHRISTINE						
GRANTEE: BRYANT D & ANGELA R						
0927/0862	5/16/2001	WD	Q	I	06	150,000
GRANTOR: LEONARD BEASLEY						
GRANTEE: RODNEY L & CHRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W43 S12 BAS= S32 E42 N6FOP= E50 N4 W50 S4$ N4 E26 FGR= E24 N22 W24 S22 $ N22 PTO= E12 N12 W12 S12$ FSP= N12 W25 S12 E25$ W25 W43$ E43 N12$.

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	0133	C	SFR LAKE	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 02/01/2023 BY JS Total Acres: 2.60 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/17/2026 BY SYS