NW1/4 OF NE1/4 AS LIES N OF HWY EX 1 ACRE OFF W SIDE & W1/2 OF NE1/4 OF NE1/4 EX 3

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

2027

26-3S-15-00247-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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

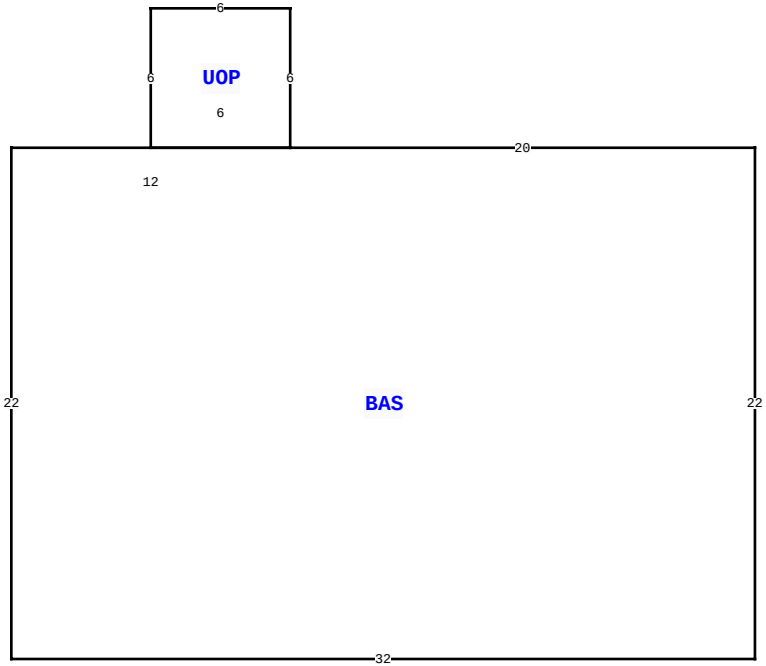
NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100		704	58,051
UOP	36	20		7	577
TOTALS	740			711	58,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	711	115.3280	126.86	90,197	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 704 HX Base Yr 2013



109 NW SPRING HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	1950	1950	3	100	15,000	
2	0169	FENCE/WOOD	0	100	0	0	4,000.00	UT	4.00	4.00	100	2000	2000	3	100	16,000	
3	0166	CONC,PAVMT	0	100	0	0	616.00	UT	2.00	2.00	100	2003	2003	3	100	1,232	
4	0166	CONC,PAVMT	0	100	0	0	2,400.00	UT	2.00	2.00	100	2012	2012	3	100	4,800	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
6	0258	PATIO	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
7	0258	PATIO	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
8	0280	POOL R/CON	0	100	50	30	1,500.00	UT	70.00	70.00	100	2027	2026		98	102,900	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	
10	0080	DECKING	0	100	0	0	2,496.00	UT	5.00	5.00	100	2027	2026		100	12,480	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,068,500
TOTAL MARKET OB/XF VALUE		224,952
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		1,563,452
SOH/AGL Deduction		201,691
ASSESSED VALUE		1,361,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,310,350
TOTAL JUST VALUE		1,563,452
NCON VALUE		266,574
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,308,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055269	Swimming Pool and	60,000	03/18/2026
31791	SFR	1,198	03/07/2014
19659	SFR	365	06/18/2002
17149	GARAGE	175	06/29/2000

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N6 W6 S6 E6$ W12 S22 E32 N22$.

LAND DESCRIPTION

TOTAL OB/XF 157,012

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	4900	C	STRG/BARN	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
4	9900	C	AC NON-AG	100		00	0.00	0.00	42.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	252,000							

REVIEW DATE 09/09/2026 BY AJ Total Acres: 45.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 11/17/2026 BY SYS

NW1/4 OF NE1/4 AS LIES N OF HWY EX 1 ACRE OFF W SIDE & W1/2 OF NE1/4 OF NE1/4 EX 3

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

2027

26-3S-15-00247-000

BUILDING CHARACTERISTICS

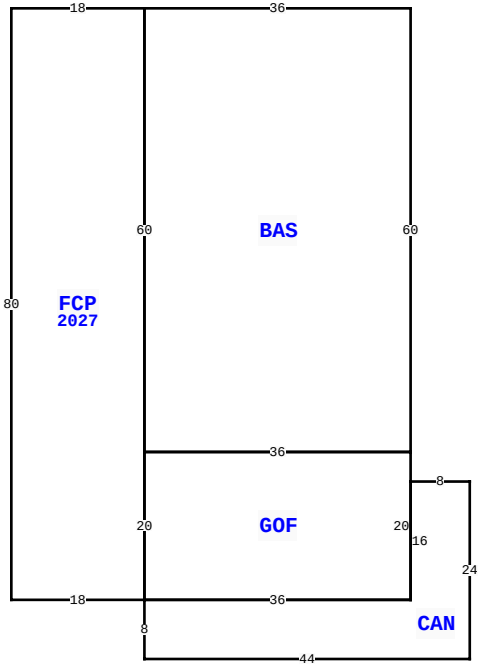
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	2,160	100		2,160	64,221
CAN	480	30		144	4,281
FCP	1,440	50	2027	720	21,407
GOF	720	185		1,332	39,603
TOTALS	4,800			4,356	129,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,356	113.3927	43.09	187,700	2001	2001	0	0	0	31.00	69.00

2 PREF M B A 0% - 2013 Heated Area: 2880 HX Base Yr 2013



109 NW SPRING HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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
11	0258	PATIO	0	100	0	0	1.00	UT	3,600.00	3,600.00	100	2027	2026		100	3,600	
12	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
13	0020	BARN,FR	0	100	76	56	4,256.00	UT	15.00	15.00	100	2027	2026		100	63,840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,068,500
TOTAL MARKET OB/XF VALUE		224,952
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		1,563,452
SOH/AGL Deduction		201,691
ASSESSED VALUE		1,361,761
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,310,350
TOTAL JUST VALUE		1,563,452
NCON VALUE		266,574
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,308,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W36 S60 E36 N60 $
GOF=[ORIG=-36,60] S20 E36 N20 W36 $
CAN=[ORIG=-36,80] S8 E44 N24 W8 S16 W36 $
FCP=[YR=2027;ORIG=-36,0] W18 S80 E18 N20 N60 $
.

LAND DESCRIPTION

TOTAL OB/XF 67,940

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 09/09/2026 BY AJ Total Acres: 45.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 11/17/2026 BY SYS

NW1/4 OF NE1/4 AS LIES N OF HWY EX 1 ACRE OFF W SIDE & W1/2 OF NE1/4 OF NE1/4 EX 3

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

2027

26-3S-15-00247-000

BUILDING CHARACTERISTICS

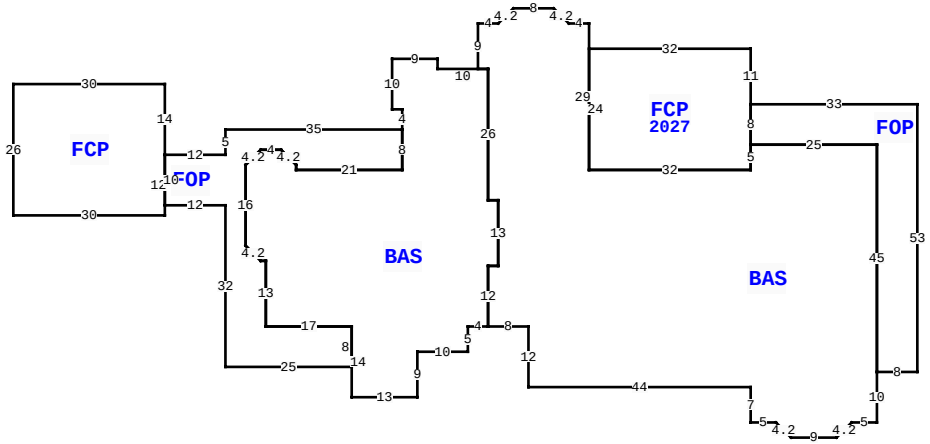
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
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	2,095	100		2,095	222,226
BAS	4,156	100		4,156	440,846
FCP	780	25		195	20,684
FCP	768	25	2027	192	20,367
FOP	624	30		187	19,836
FOP	750	30		225	23,867
TOTALS	9,173			7,050	747,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	7,050	133.0056	146.31	1,031,486	2003	2003	0	0	0	27.50	72.50

3 SINGLE FAM 100% - 2013 Heated Area: 6251 HX Base Yr 2013



109 NW SPRING HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,068,500
TOTAL MARKET OB/XF VALUE	224,952
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	1,563,452
SOH/AGL Deduction	201,691
ASSESSED VALUE	1,361,761
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	1,310,350
TOTAL JUST VALUE	1,563,452
NCON VALUE	266,574
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,308,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-0,51] E8 S12 E44 S7 E5 D3R3 E9 U3R3 E5 N10 N45 W25 S5 W32 N29 W4 U3L3 W8 D3L3 W4 S9 E2 S26 E2 S13 W2 S12 $
BAS=[ORIG=0,0] W10 N2 W9 S10 E2 S4 S8 W21 N1 U3L3 W4 D3L3 S16 D3R3 E1 S13 E17 S14 E13 N9 E10 N5 E4 N12 E2 N13 W2 N26 $
FCP=[ORIG=-64,17] N14 W30 S26 E30 N12 $
FOP=[ORIG=-17,12] W35 S5 W12 S10 E12 S32 E25 N8 W17 N13 W1 U3L3 N16 U3R3 E4 D3R3 S1 E21 N8 $
FOP=[ORIG=77,60] E8 N53 W33 S8 E25 S45 $
FCP=[YR=2027;ORIG=52,-4] W32 S24 E32 N5 N8 N11 $
.

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 09/09/2026 BY AJ Total Acres: 45.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 11/17/2026 BY SYS

NW1/4 OF NE1/4 AS LIES N OF HWY EX 1 ACRE OFF W SIDE & W1/2 OF NE1/4 OF NE1/4 EX 3

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

2027

26-3S-15-00247-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		1 100
Stories	0	0 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

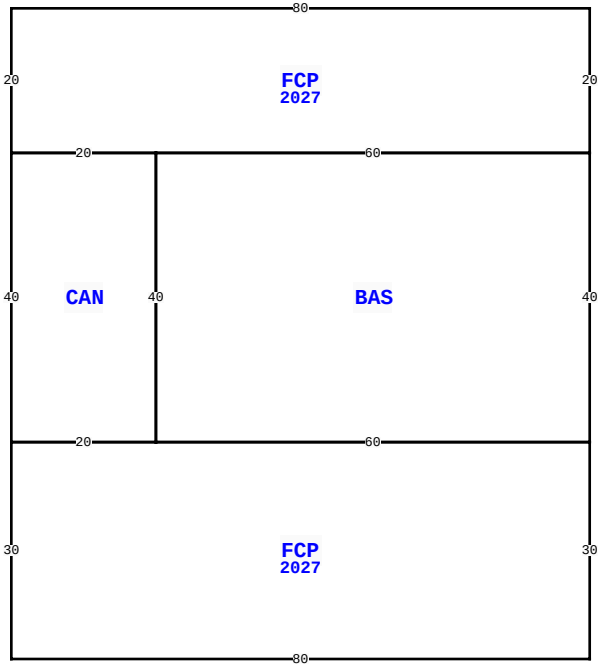
NEIGHBORHOOD/LOC 26315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	82,833
CAN	800	30		240	8,283
FCP	1,600	30	2027	480	16,567
FCP	2,400	30	2027	720	24,849
TOTALS	7,200			3,840	132,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	3,840	103.2192	39.22	150,605	2012	2012	0	0	0	12.00	88.00

4 PREF M B A 0% - 2013 Heated Area: 2400 HX Base Yr 2013



109 NW SPRING HILL CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/04/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		1,068,500
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,12] W60 S40 E60 N40 $
CAN=[ORIG=-60,12] W20 S40 E20 N40 $
FCP=[YR=2027;ORIG=0,-8] W80 S20 E20 E60 N20 $
FCP=[YR=2027;ORIG=0,52] W60 W20 S30 E80 N30 $
.

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 09/09/2026 BY AJ Total Acres: 45.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 11/17/2026 BY SYS