

BEG INTERS N R/W US-90 WITH E LI  
OF NE1/4 OF NE1/4, RUN N 209.92  
211.67 FT, S01W 210.03 FT TO N R

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

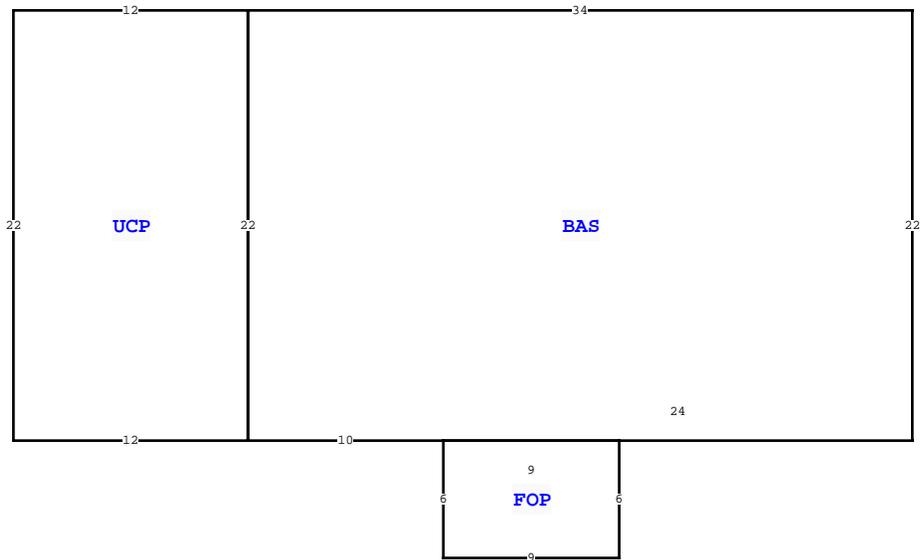
2026

26-3S-15-00250-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	03	PLASTER 100	
Interior Floo	06	VINYL ASB 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
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
BAS	748	100	
FOP	54	30	
UCP	264	20	
TOTALS	1,066		817

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	817	126.1400	143.80	117,485	1961	1961	0	0	35.00	65.00
1 SINGLE FAM 0% - 2022 Heated Area: 748 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			76,365
TOTAL MARKET OB/XF VALUE			5,300
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			101,665
SOH/AGL Deduction			0
ASSESSED VALUE			101,665
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			101,665
TOTAL JUST VALUE			101,665
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/2733	8/02/2021	WD	U	I	37	100,000
GRANTOR: TODD E W TODD SR						
GRANTEE: JENNINGS BRYANT						
1152/1150	6/05/2008	WD	Q	I		81,000
GRANTOR: ANNIE B RUCKER						
GRANTEE: E W & GINGER TODD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
3	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
5,300											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W34 UCP= W12 S22 E12 N22\$ S22 E10 FOP= S6 E9 N6 W9\$ E24 N22\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	1.00