

BEG INTERS N R/W US-90 & W  
 LINE OF NW1/4 OF NE1/4, RUN E  
 105 FT, N 420 FT, W 105 FT, S

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

**2026**

26-3S-15-00255-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	
FOP	240	35	
TOTALS	720		564 34,215

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	564	114.9000	110.30	62,209	2001	2001	0	0	45.00	55.00			
2 MANUF		1	0% - 0	Heated Area: 480				HX Base Yr						
<div style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">BAS</p> <p style="text-align: center;">FOP</p> </div>														
9627 W US HIGHWAY 90 , LAKE CITY														
				BLD DATE					LGL DATE	04/16/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		34,215	
TOTAL MARKET OB/XF VALUE		7,700	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		61,915	
SOH/AGL Deduction		6,626	
ASSESSED VALUE		55,289	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		55,289	
TOTAL JUST VALUE		61,915	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,205	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18227	M H	125	05/01/2001

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						

EXTRA FEATURES																	
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 7,700																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 S12 FOP= S6 E40 N6 W40\$ E40 N12\$.													

LAND DESCRIPTION														TOTAL OB/XF 7,700										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							