

BEG SE COR OF NE1/4 OF NE1/4,
 RUN N 420 FT ALONG E BOUNDARY
 OF SEC, THENCE W 210 FT,

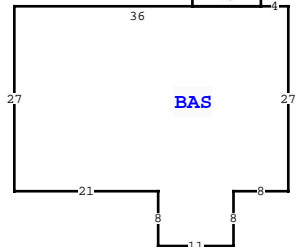
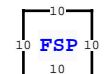
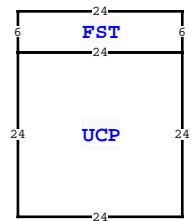
JENNINGS BRYANT D/JENNINGS ANGELA R
 203 NW SPRING HILL COURT
 LAKE CITY, FL 32055

2026

26-3S-15-00259-000


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0800 | 02 | 1,402 | 119.0000 | 71.40 | 100,103 | 1987 | 1995 | 0 | 0 | 60.00 | 40.00 | | |
| 1 MOBILE HME 0% - 0 Heated Area: 1168 HX Base Yr | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------------|-------------|------|--------------|----------------------|
| Quality | 05 | 05 | | | |
| DOR CODE | 0202MOBILE HOME/M HOME | | | | |
| 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 | 1,168 | 100 | | 1,168 | 33,358 |
| FSP | 100 | 40 | | 40 | 1,142 |
| FST | 144 | 55 | | 79 | 2,256 |
| UCP | 576 | 20 | | 115 | 3,284 |
| TOTALS | 1,988 | | | 1,402 | 40,041 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 78,103 |
| TOTAL MARKET OB/XF VALUE | | | 35,980 |
| TOTAL LAND VALUE - MARKET | | | 40,000 |
| TOTAL MARKET VALUE | | | 154,083 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 154,083 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 154,083 |
| TOTAL JUST VALUE | | | 154,083 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | 0 |
| PREVIOUS YEAR MKT VALUE | | | 150,083 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000054302 | Electrical Servic | | 10/23/2025 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1264/1600 | 11/08/2013 | WD | U | I | 30 | 100 |
| GRANTOR: JAMES C BROTHERS | | | | | | |
| GRANTEE: BRYNAT D & ANGELA R | | | | | | |
| 1103/2767 | 11/17/2006 | WD | Q | I | | 200,000 |
| GRANTOR: DEBRA HURST UPDEGROVE | | | | | | |
| GRANTEE: JAMES C 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 | 0040 | BARN,POLE | 0 | 0 | 15 | 12 | | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 540 | |
| 2 | 0031 | BARN,MT AE | 0 | 0 | 24 | 40 | | 12.00 | 12.00 | 100 | 1993 | 1993 | 3 | 100 | 11,520 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 24 | 32 | | 14.00 | 14.00 | 100 | 1993 | 1993 | 3 | 100 | 10,752 | |
| 5 | 9947 | Septic | 0 | 0 | 0 | 0 | | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 32 | 8 | | 3.00 | 3.00 | 100 | 0 | 0 | 3 | 100 | 768 | |
| 7 | 0251 | LEAN TO W/ | 0 | 0 | 10 | 40 | | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 100 | 1,600 | |
| 8 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |

| | | | | | | | | | | | | | | | | | |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 125 NW JESSUP CT, LAKE CITY | | | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | | | XF DATE | | LAND DATE | 04/20/2026 |
| | | | | | | | | | | | | | | INC DATE | | AG DATE | MLU |
| TOTALS | | | | | | | | | | | | | | 35,980 | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W4 W36 S27 E21 S8 E11 N8 E8 N27 \$ | | | | | | | | | | | | | |
| UCP=[ORIG=0,-30] N24 W24 S24 E24 \$ | | | | | | | | | | | | | |
| FST=[ORIG=0,-54] N6 W24 S6 E24 \$ | | | | | | | | | | | | | |
| FSP=[ORIG=-4,0] N10 W10 S10 E10 \$ | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |
| 2 | 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 | | | | | | | |

