

BEG INTERS N R/W US-90 & W LINE  
OF NE1/4 OF NE1/4, RUN N 388 FT  
856 FT S OF NW COR OF SAID E1/2

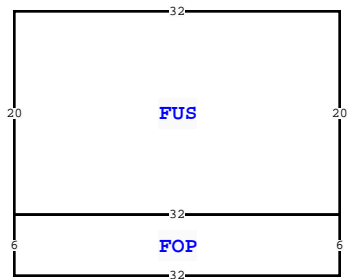
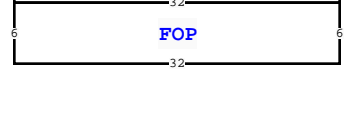
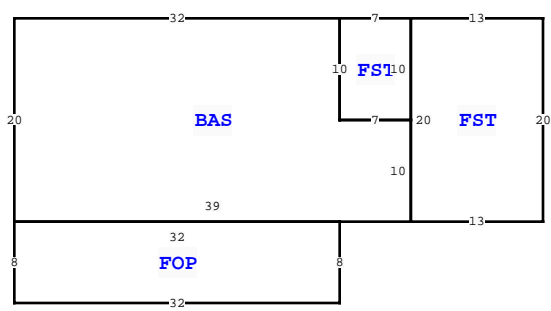
JENNINGS BRYANT D  
203 NW SPRING HILL CT  
LAKE CITY, FL 32055

**2026**

26-3S-15-00260-004  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	2.	2. 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	710	100	
FOP	192	30	
FOP	256	30	
FST	70	55	
FST	260	55	
FUS	640	100	
TOTALS	2,128		1,666 101,717

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1350 HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			101,717
TOTAL MARKET OB/XF VALUE			4,097
TOTAL LAND VALUE - MARKET			27,020
TOTAL MARKET VALUE			132,834
SOH/AGL Deduction			0
ASSESSED VALUE			132,834
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,834
TOTAL JUST VALUE			132,834
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1563/1601	3/20/2026	WD	U	I	11	100
GRANTOR: DILLON CHRISTINE D						
GRANTEE: JENNINGS BRYANT D						
1507/570	1/26/2024	WD	Q	I	01	150,000
GRANTOR: MERRITT JOHN M						
GRANTEE: DILLON CHRISTINE D						

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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1957	1957	3	100	2,000	
2	0040	BARN, POLE	0	0	23	598.00	UT	1.50	1.50	100	1993	1993	3	100	897	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0070	CARPORT UF	0	0	0	1.00	UT	800.00	800.00	50	2005	2005	3	50	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/20/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W32 S20 E39 N10 W7 N10 \$	
FUS=[ORIG=0,-16] N20 W32 S20 E32 \$	
FST=[ORIG=7,20] E13 N20 W13 S20 \$	
FOP=[ORIG=-32,20] S8 E32 N8 W32 \$	
FOP=[ORIG=0,-10] N6 W32 S6 E32 \$	
FST=[ORIG=7,10] W7 N10 E7 S10 \$	

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	1.93	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,020									