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

2027

26-3S-15-00260-004

BUILDING CHARACTERISTICS

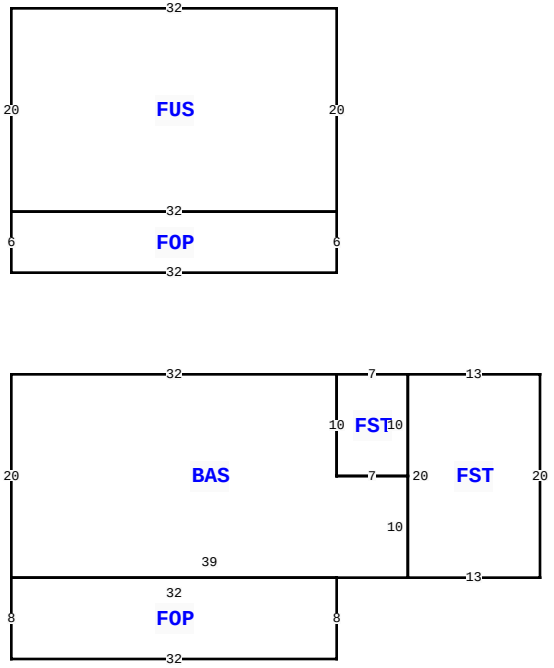
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	710	100		710	42,574
FOP	192	30		58	3,478
FOP	256	30		77	4,617
FST	70	55		38	2,279
FST	260	55		143	8,575
FUS	640	100		640	38,376
TOTALS	2,128			1,666	99,897

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	83.8635	92.25	153,688	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1350 HX Base Yr



9255 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	99,897
TOTAL MARKET OB/XF VALUE	4,097
TOTAL LAND VALUE - MARKET	27,020
TOTAL MARKET VALUE	131,014
SOH/AGL Deduction	0
ASSESSED VALUE	131,014
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,014
TOTAL JUST VALUE	131,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056049	Electrical Servic		07/08/2026

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						

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 $
.

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	0180	FPLC 1STRY	0	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	26	598.00	UT	1.50	1.50	100	1993	1993	3	100	897	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	50	2005	2005	3	50	400	

LAND DESCRIPTION

TOTAL OB/XF 4,097

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	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							

REVIEW DATE 02/07/2024 BY TP Total Acres: 1.93 Total Land Value: 27,020 Market: 0 Agricultural: 0 Common: 27,020 PRINTED 11/16/2026 BY SYS