

COMM AT SW COR OF N1/2 OF SW 1/4
FT, E 1309.35 FT FOR POB, CONT E
666.46 FT, W 653.94 FT, S 666.46

BRIGHT STEPHEN & NANCY FAMILY TRUST
10151 US HWY 90 WEST
LAKE CITY, FL 32055

2026

23-3S-15-00185-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		3 100			
Bathrooms		2.5 100			
Frame		N/A 100			
Stories	1.5	1.5 100			
Architectual Units	05	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	04	04			
	0201 MODULAR HOME				
	MAP NUM		MKT AREA		01
NEIGHBORHOOD/LOC		23315.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	79,223
FUS	710	100		710	38,632
SFB	784	80		627	34,116
TOTALS	2,950			2,793	151,971

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0210	01	2,793	107.5305	98.93	276,311	2006	2006	0	0	45.00	55.00
1 MODULAR 1 100% - 2007 Heated Area: 2950 HX Base Yr 2007											

EXTRA FEATURES							10151 W US HIGHWAY 90 , LAKE CITY					INC DATE							AG DATE	
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	0260	PAVEMENT - A	0	100	600	8	4,800.00	UT	1.50	1.50	100	2006	2006	3	100	7,200				
2	0060	CARPORT F	0	100	30	40	1,200.00	UT	7.00	7.00	100	2006	2006	3	100	8,400				
3	0060	CARPORT F	0	100	30	40	1,200.00	UT	7.00	7.00	100	2003	2003	3	100	8,400				
4	0166	CONC, PAVMT	0	100	14	40	560.00	UT	3.00	3.00	100	2006	2006	3	100	1,680				
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750				
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500				
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300				

LAND DESCRIPTION										TOTAL OB/XF					27,230		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
1	0201	C	MOD HOME	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	1