

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

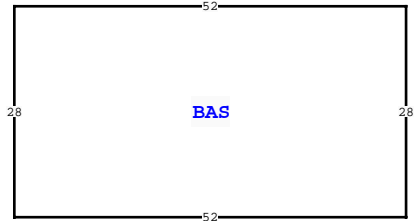
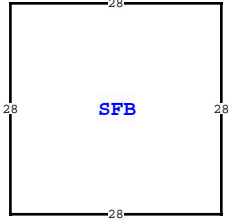
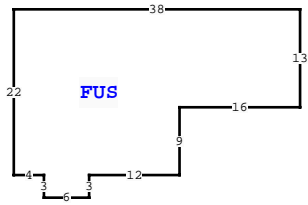
2026

23-3S-15-00185-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	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	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0201	MODULAR HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	23315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	
FUS	710	100	
SFB	784	80	
TOTALS	2,950		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MODULAR	1	100%	-	2007						
Heated Area: 2950					HX Base Yr 2007						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,274
TOTAL MARKET OB/XF VALUE			27,230
TOTAL LAND VALUE - MARKET			100,100
TOTAL MARKET VALUE			282,604
SOH/AGL Deduction			75,713
ASSESSED VALUE			206,891
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			155,480
TOTAL JUST VALUE			282,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045453	Roof Replacement	4,797	09/14/2022
000045454	Roof Replacement	15,493	09/14/2022
23415	SFR	0	07/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/2701	5/31/2005	WD	Q	V		100,000

GRANTOR: JOYE  
 GRANTEE: BRIGHT

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	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	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W52 S28 E52 N28 \$	
SFB=[ORIG=40,-30] E28 N28 W28 S28 \$	
FUS=[ORIG=0,-30] N13 W38 S22 E4 S3 E6 N3 E12 N9 E16 \$	

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	0201	C	MOD HOME	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	100,100							