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

2027

23-3S-15-00185-001

BUILDING CHARACTERISTICS

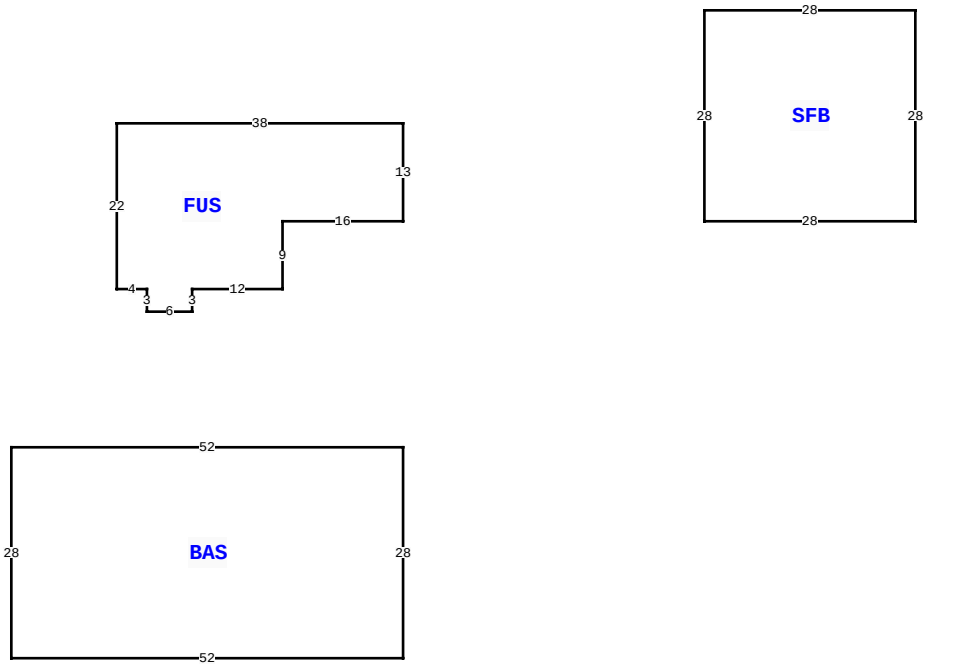
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	80,945
FUS	710	100		710	39,472
SFB	784	80		627	34,857
TOTALS	2,950			2,793	155,274

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	101.08	282,316	2006	2006	0	0	0	45.00	55.00

1 MODULAR 1 100% - 2007 Heated Area: 2950 HX Base Yr 2007



10151 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

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	69,506
ASSESSED VALUE	213,098
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	161,687
TOTAL JUST VALUE	282,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,604

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

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 27,230

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	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							

REVIEW DATE 02/01/2023 BY KS Total Acres: 10.01 Total Land Value: 100,100 Market: 0 Agricultural: 0 Common: 100,100 PRINTED 11/17/2026 BY SYS