

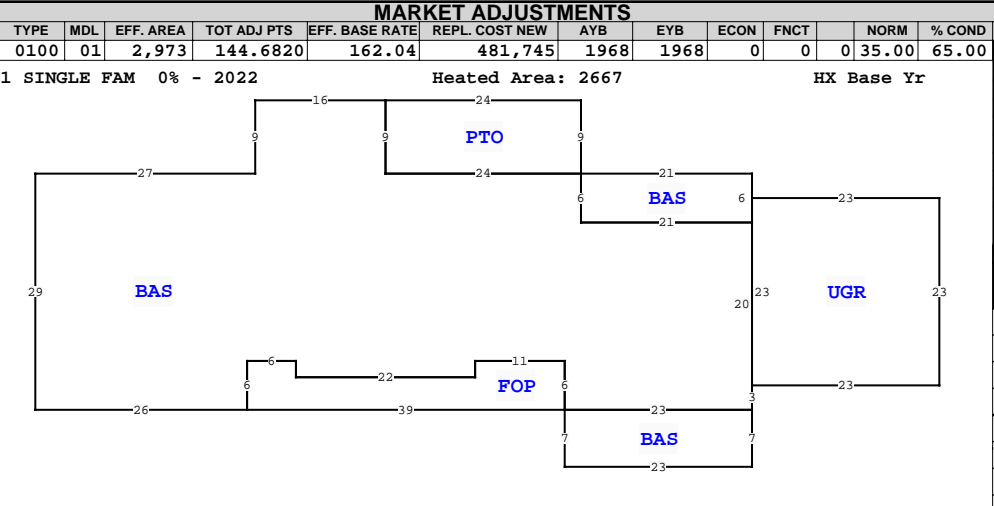
COMM NE COR OF S1/2, RUN W 2458.
OF SE1/4, S 575 FT FOR POB, RUN
397.23 FT, TO N R/W OF ROAD, NW

MCNAIRY REBECCA ANN
239 SW BRENTWOOD WAY
LAKE CITY, FL 32024

2026

36-4S-16-03381-000
3

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	2	2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		313,134
TOTAL MARKET OB/XF VALUE		34,857
TOTAL LAND VALUE - MARKET		63,750
TOTAL MARKET VALUE		411,741
SOH/AGL Deduction		0
ASSESSED VALUE		411,741
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		411,741
TOTAL JUST VALUE		411,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,428

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100		126	13,271
BAS	161	100		161	16,957
BAS	2,380	100		2,380	250,676
FOP	190	30		57	6,003
PTO	216	5		11	1,158
UGR	529	45		238	25,068
TOTALS	3,602			2,973	313,134

EXTRA FEATURES

239 SW BRENTWOOD WAY, LAKE CITY

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	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0166	CONC,PAVMT	0	0	0	0	854.00	UT	2.00	2.00	70	1993	1993	3	70	1,196	
4	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50	7.50	20	1993	1993	3	20	225	
5	0020	BARN,FR	0	0	25	42	1,050.00	UT	11.00	11.00	30	1993	1993	3	30	3,465	
6	0252	LEAN-TO W/	0	0	12	26	312.00	UT	2.00	2.00	30	1993	1993	3	30	187	
7	0169	FENCE/WOOD	0	0	24	25	600.00	UT	2.25	2.25	40	2009	2009	3	40	540	
8	0169	FENCE/WOOD	0	0	0	0	240.00	UT	15.50	15.50	100	2009	2009	3	100	3,720	
9	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
10	0166	CONC,PAVMT	0	0	0	0	3,728.00	UT	2.25	2.25	100	2009	2009	3	100	8,388	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053877	Roof Replacement	31,400	08/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1207	8/05/2025	WD	Q	I	01	499,000

GRANTOR: PEIFFER CANDICE
GRANTEE: MCNAIRY REBECCA ANN
1451/2119 10/27/2021 WD Q I 01 425,000
GRANTOR: KAMPMeyer ERVIN L LIV
GRANTEE: PEIFFER CANDICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 S9 W27 S29 E26 N6 E6 S2 E22 N2 E11 S6 E23 N3 N20 W21 N6 W24 N9 \$
UGR=[ORIG=45,35] E23 N23 W23 S23 \$
PTO=[ORIG=24,9] N9 W24 S9 E24 \$
FOP=[ORIG=-17,38] E39 N6 W11 S2 W22 N2 W6 S6 \$
BAS=[ORIG=22,38] S7 E23 N7 W23 \$
BAS=[ORIG=45,15] N6 W21 S6 E21 \$

LAND DESCRIPTION

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	0100	C	SFR	0		A-1	0.00	0.00	2.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	33,750							
2	0000	C	VAC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 09/24/2025 **BY** chuck **Total Acres:** 4.25 **Total Land Value:** 63,750 **Market:** 0 **Agricultural:** 0 **Common:** 63,750 **PRINTED 09/24/2025 BY SYS**