

LOT 9 BLOCK B SOUTHWOOD ACRES UN
301-645, 788-852, DC 1285-1297,

WHITE CHRIS
256 SW BRENTWOOD WAY
LAKE CITY, FL 32024

2026

36-4S-16-03356-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 20
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	5	100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC	36416.010	1.00/
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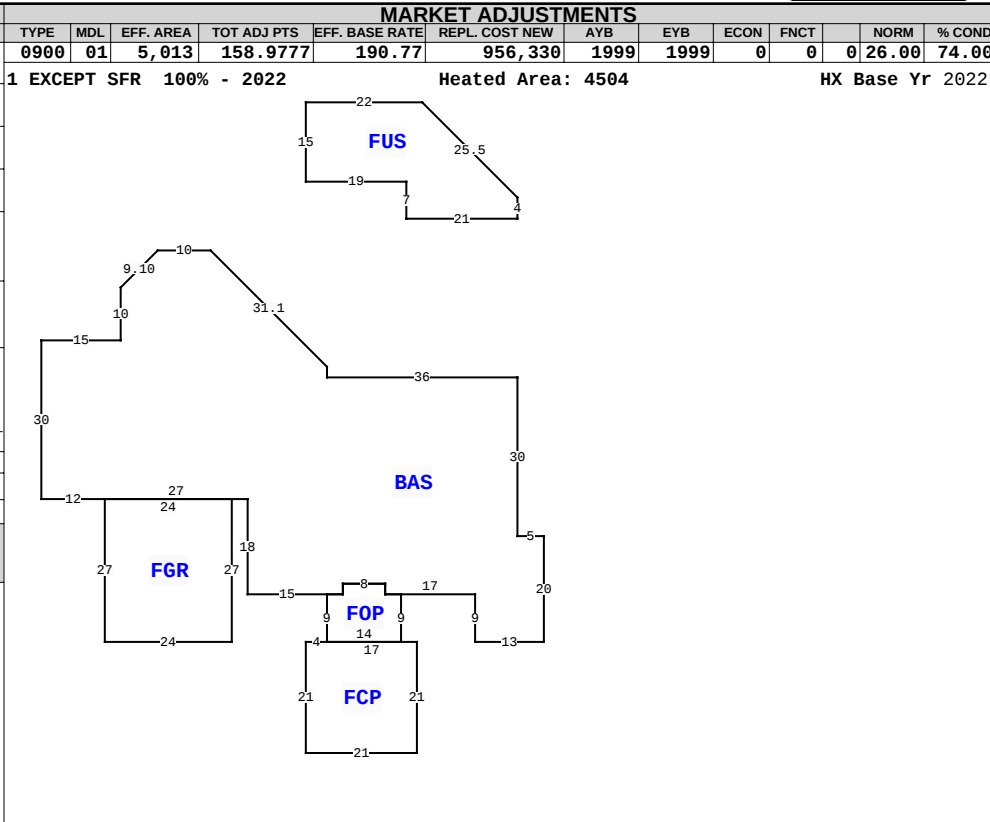
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,919	100		3,919	553,245
FCP	441	25		110	15,529
FGR	648	55		356	50,256
FOP	142	30		43	6,070
FUS	585	100		585	82,584

TOTALS	5,735			5,013	707,684
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00
2	0166	CONC, PAVMT	0	100	0	0		8,396.00	1.50
3	0280	POOL R/CON	0	100	0	0		752.00	70.00
4	0166	CONC, PAVMT	0	100	0	0		1,384.00	1.50
5	0258	PATIO	0	100	0	0		1,490.00	1.50
6	0169	FENCE/WOOD	0	100	0	0		146.00	7.50
7	0169	FENCE/WOOD	0	100	300	15		1.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	2.49

REVIEW DATE	08/06/2019	BY	BC
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256 SW BRENTWOOD WAY, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 3								Tax Dist:					
BUILDING MARKET VALUE								707,684					
TOTAL MARKET OB/XF VALUE								45,556					
TOTAL LAND VALUE - MARKET								44,820					
TOTAL MARKET VALUE								798,060					
SOH/AGL Deduction								125,873					
ASSESSED VALUE								672,187					
TOTAL EXEMPTION VALUE								HX HB		50,722			
BASE TAXABLE VALUE								621,465					
TOTAL JUST VALUE								798,060					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								807,624					
SALE:1:1: WANTED PROPERTY - PAID TOO MUCH													
LAND:1:1: NICE BUILDING LOTADJ;4													
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1449/1083		9/30/2021		WD	Q	I	01	750,000					
GRANTOR: ROCCO RUSSELL THOMAS													
GRANTEE: WHITE CHRIS													
1382/1241		4/12/2019		WD	U	I	30	100					
GRANTOR: RUSSELL & AVELINA ROC													
GRANTEE: RUSSELL & AVELINA R													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W36 N2 U22 L22 W10 L7 D7 S10 W15 S30 E12 FGR= S27 E24 N27 W24S E27 S18 E15 FOP= S9 FCP= W4 S21 E21 N21 W17S E14 N9 W3 N2 W8 S2 W3\$ E3 N2 E8 S2 E17 S9 E13 N20 W5 N30\$ PTR= N30 FUS= N4 U18 L18 W22 S15 E19 S7 E21\$ S30\$.													