

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	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
NEIGHBORHOOD/LOC	36416.010	1.00/

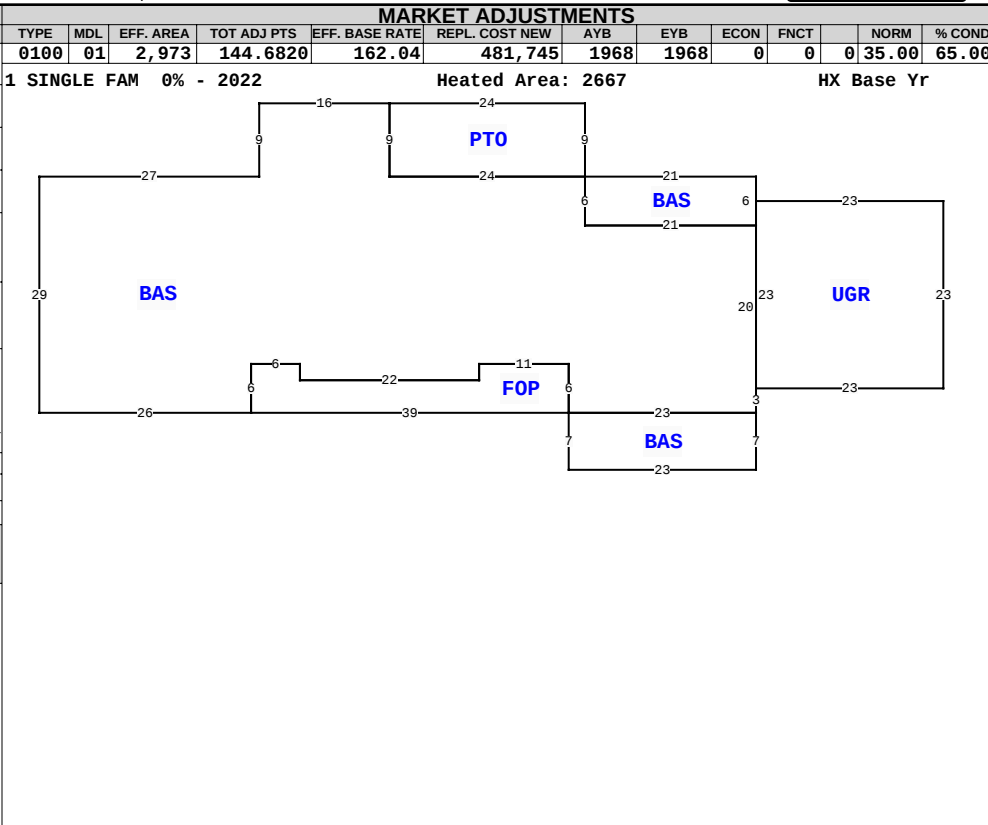
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100		126	13,271
BAS	161	100		161	16,957
BAS	2,380	100		2,380	250,676
FOP	190	30		57	6,003
PTO	216	5		11	1,158
UGR	529	45		238	25,068

TOTALS	3,602			2,973	313,134
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00
3	0166	CONC, PAVMT	0	0	0	0	854.00	UT	2.00
4	0169	FENCE/WOOD	0	0	0	0	150.00	UT	7.50
5	0020	BARN, FR	0	0	25	42	1,050.00	UT	11.00
6	0252	LEAN-TO W/	0	0	12	26	312.00	UT	2.00
7	0169	FENCE/WOOD	0	0	24	25	600.00	UT	2.25
8	0169	FENCE/WOOD	0	0	0	0	240.00	UT	15.50
9	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
10	0166	CONC, PAVMT	0	0	0	0	3,728.00	UT	2.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.25
2	0000	C	VAC RES	0			0.00	0.00	2.00

REVIEW DATE 09/30/2025 BY TP



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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00
3	0166	CONC, PAVMT	0	0	0	0	854.00	UT	2.00
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10	0166	CONC, PAVMT	0	0	0	0	3,728.00	UT	2.25

239 SW BRENTWOOD WAY, LAKE CITY

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	2.25
2	0000	C	VAC RES	0			0.00	0.00	2.00

Total Acres: 4.25 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
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		0	
PREVIOUS YEAR MKT VALUE		430,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054281	Right-of-Way Acce		10/20/2025
000054176	Generator		10/01/2025
000053877	Roof Replacement	31,400	08/20/2025

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1546/1207	8/05/2025	WD	Q	I	01
GRANTOR: PEIFFER CANDICE					
GRANTEE: MCNAIRY REBECCA ANN					
1451/2119	10/27/2021	WD	Q	I	01
GRANTOR: KAMPMAYER ERVIN L LIV					
GRANTEE: PEIFFER CANDICE					

BUILDING NOTES									
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 \$									

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 \$									
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