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

WHITE CHRIS
256 SW BRENTWOOD WAY
LAKE CITY, FL 32024

2027

36-4S-16-03356-000

BUILDING CHARACTERISTICS

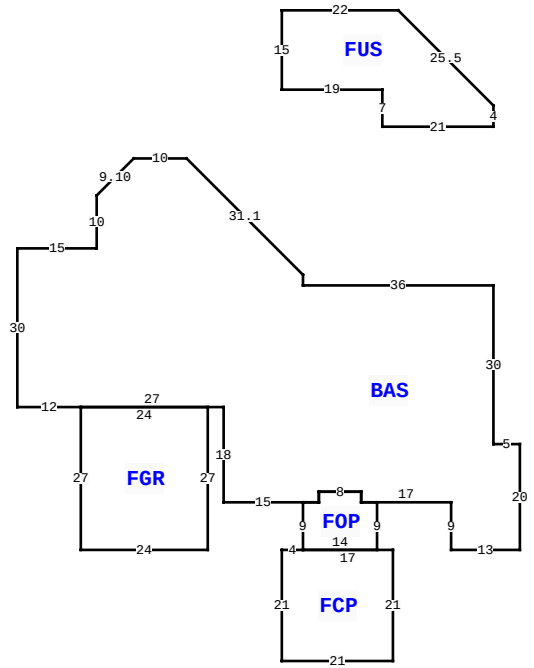
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 20
Interior Floo	19	MARBLE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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/

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,013	158.9777	190.77	956,330	1999	1999	0	0	0	26.00	74.00

1 EXCEPT SFR 100% - 2022 Heated Area: 4504 HX Base Yr 2022



256 SW BRENTWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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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		49,800
TOTAL MARKET VALUE		803,040
SOH/AGL Deduction		112,704
ASSESSED VALUE		690,336
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		638,925
TOTAL JUST VALUE		803,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		803,040

SALE:1:1: WANTED PROPERTY - PAID TOO MUCH

LAND:1:1: NICE BUILDING LOTADJ;4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15429	POOL	135	04/27/1999
14716	SFR	650	11/11/1998

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 W24$ E27 S18 E15 FOP= S9 FCP= W4 S21 E21 N21 W17$ 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$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	8,396.00	UT	1.50	1.50	100	1999	1999	3	100	12,594	
3	0280	POOL R/CON	0	100	0	0	752.00	UT	70.00	70.00	100	1999	1999	3	40	21,056	
4	0166	CONC,PAVMT	0	100	0	0	1,384.00	UT	1.50	1.50	100	1999	1999	3	100	2,076	
5	0258	PATIO	0	100	0	0	1,490.00	UT	1.50	1.50	100	1999	1999	3	100	2,235	
6	0169	FENCE/WOOD	0	100	0	0	146.00	UT	7.50	7.50	100	1999	1999	3	100	1,095	
7	0169	FENCE/WOOD	0	100	300	15	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,500	

LAND DESCRIPTION

TOTAL OB/XF 45,556

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	0100	C	SFR	100		A-1	0.00	0.00	2.49	AC		1.00	1.00	1.00	20,000.00	20,000.00	49,800							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.49 Total Land Value: 49,800 Market: 0 Agricultural: 0 Common: 49,800 PRINTED 11/17/2026 BY SYS