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

2027

36-4S-16-03381-000

BUILDING CHARACTERISTICS

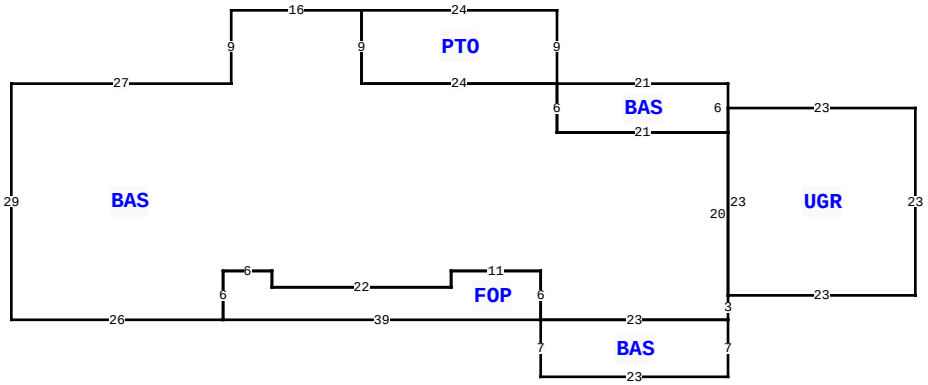
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	13,034
BAS	161	100		161	16,655
BAS	2,380	100		2,380	246,205
FOP	190	30		57	5,897
PTO	216	5		11	1,138
UGR	529	45		238	24,621
TOTALS	3,602			2,973	307,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,973	144.6820	159.15	473,153	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 2667 HX Base Yr 2026



239 SW BRENTWOOD WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,549
TOTAL MARKET OB/XF VALUE		40,557
TOTAL LAND VALUE - MARKET		63,750
TOTAL MARKET VALUE		411,856
SOH/AGL Deduction		0
ASSESSED VALUE		411,856
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		360,445
TOTAL JUST VALUE		411,856
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,441

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	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 $
.

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

TOTAL OB/XF 34,857

LAND DESCRIPTION

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	2.25	AC		1.00	1.00	1.00	15,000.00	15,000.00	33,750							
2	0000	C	VAC RES	100			0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 03/11/2026 BY robin Total Acres: 4.25 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 11/17/2026 BY SYS

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

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 5,700

LAND DESCRIPTION

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

REVIEW DATE 03/11/2026 BY robin Total Acres: 4.25 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 11/17/2026 BY SYS