

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

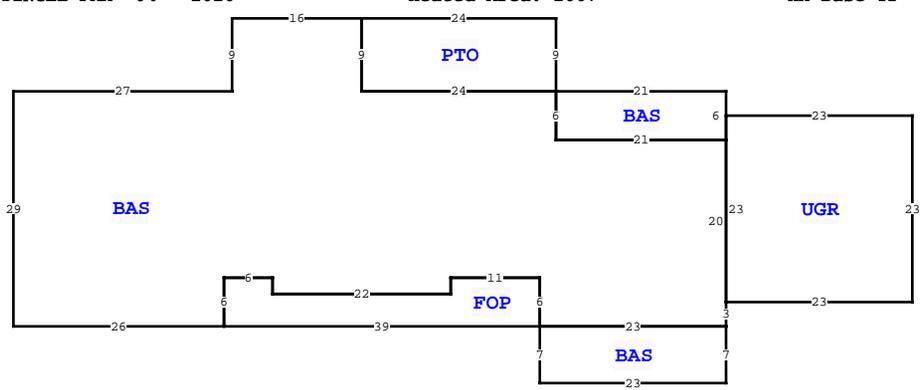
MCNAIRY REBECCA ANN
239 SW BRENTWOOD WAY
LAKE CITY, FL 32024

2026

36-4S-16-03381-000
VALUATION SUMMARY

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
NEIGHBORHOOD/LOC	36416.010	1.00/

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	164.94	490,367	1968	1968	0	0	35.00	65.00



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		318,739
TOTAL MARKET OB/XF VALUE		40,557
TOTAL LAND VALUE - MARKET		63,750
TOTAL MARKET VALUE		423,046
SOH/AGL Deduction		0
ASSESSED VALUE		423,046
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		423,046
TOTAL JUST VALUE		423,046
NCON VALUE		5,700
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	13,508
BAS	161	100		161	17,261
BAS	2,380	100		2,380	255,162
FOP	190	30		57	6,111
PTO	216	5		11	1,179
UGR	529	45		238	25,516
TOTALS	3,602			2,973	318,739

239 SW BRENTWOOD WAY, LAKE CITY

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

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						

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	
TOTAL OB/XF 34,857																	

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		TOTAL OB/XF 34,857																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	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							

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REVIEW DATE 03/11/2026 BY robin Total Acres: 4.25 Total Land Value: 63,750 Market: 0 Agricultural: 0 Common: 63,750 PRINTED 05/08/2026 BY SYS																																																																														