COMM INTERS OF E LINE OF NW1/4 O
OF SW CR-240, S 800.09 FT TO THE
OF N1/2 OF SE1/4 OF NW1/4 OF NE1

MCCLELLAN JACK W
8444 SW COUNTY RD 240
LAKE CITY, FL 32024

2026

17-5S-16-03637-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04

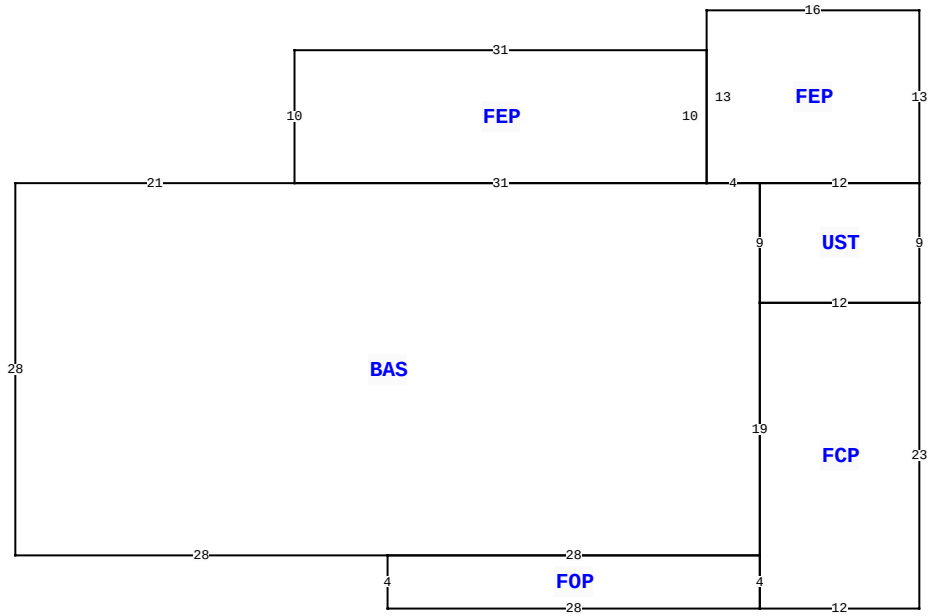
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	17516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	96,773
FCP	276	25		69	4,259
FEP	208	80		166	10,245
FEP	310	80		248	15,306
FOP	112	30		34	2,098
UST	108	45		49	3,024
TOTALS	2,582			2,134	131,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	84.7780	94.95	202,623	1964	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1568 HX Base Yr 1997



8444 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,705
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		58,677
TOTAL MARKET VALUE		191,182
SOH/AGL Deduction		75,731
ASSESSED VALUE		115,451
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		14,729
TOTAL JUST VALUE		191,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18625	M H	125	08/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/1297	7/15/2024	LE	U	I	14	100
GRANTOR: MCCLELLAN JACK W						
GRANTEE: MCCLELLAN JACK W (E						
1389/0288	7/17/2019	WD	U	I	11	100
GRANTOR: JACK W MCCLELLAN						
GRANTEE: JACK W MCCLELLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S28 E28 FOP= S4 E28N4 W28$ E28 FCP= S4 E12 N23 W12 S19$ N19 UST= E12 N9 W12 S9$ N9 FEP= E12 N13 W16 S13 E4$ W4 FEP= N10 W31 S10 E31$W31$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	6.09	AC		1.00	1.00	0.85	9,500.00	8,075.00	49,177							

REVIEW DATE 10/14/2019 BY BC Total Acres: 7.09 Total Land Value: 58,677 Market: 0 Agricultural: 0 Common: 58,677 PRINTED 11/18/2025 BY SYS