LOT 3 KELLICHE ESTATES S/D.
758-1245, 774-891, 808-1260, 810

MCCLARRIE RICHARD W/MCCLARRIE ANNETTE M
5795 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

29-4S-16-03236-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

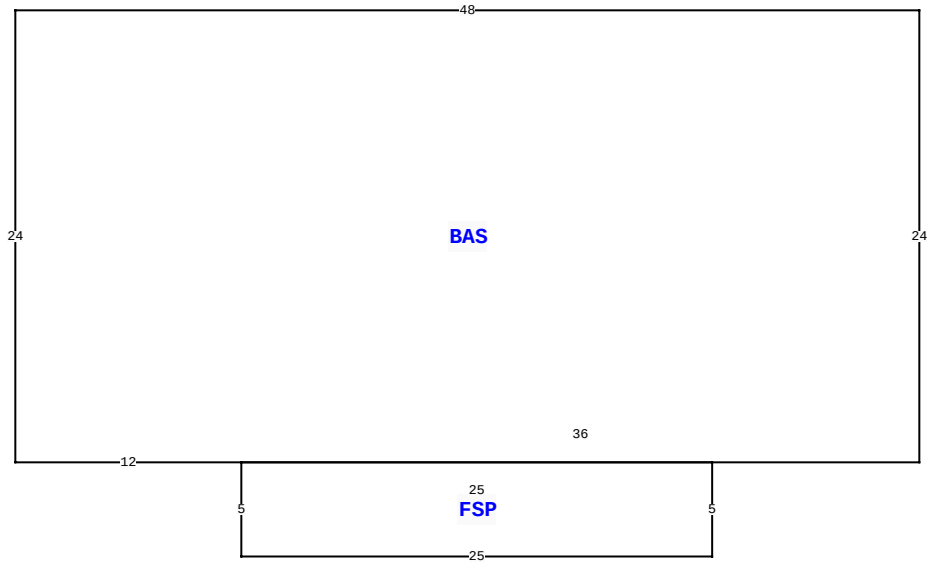
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	106,482
FSP	125	40		50	4,622
TOTALS	1,277			1,202	111,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,202	119.9520	134.35	161,489	1999	1999	0	0	0	31.20	68.80

1 SINGLE FAM 100% - 2005 Heated Area: 1152 HX Base Yr 2005



5795 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,104
TOTAL MARKET OB/XF VALUE		3,453
TOTAL LAND VALUE - MARKET		19,600
TOTAL MARKET VALUE		134,157
SOH/AGL Deduction		43,123
ASSESSED VALUE		91,034
TOTAL EXEMPTION VALUE	HX HB SX	91,034
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		134,157
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,095

LAND:1:1: 1.0 AC 1/2 LOT

SALE:2:1: 19 LOTS - 19 PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40861	REMODEL	0	11/09/2020
31435	MAINT/ALTR	30	09/11/2013
15424	SFR	200	04/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1015/2433	5/13/2004	WD	Q	I		79,000
GRANTOR: HANSEL & LELIA HOLTON						
GRANTEE: RICHARD & ANNETTE M						
1009/2787	3/04/2004	CT	Q	I	01	60,200
GRANTOR: CLERK OF COURTS (BOWE						
GRANTEE: HANSEL & LELIA HOLT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E12 FSP= S5 E25 N5 W25$ E36 N24$.

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	0166	CONC,PAVMT	0	100	0	0	539.00	UT	2.00	2.00	100	1999	1999	3	100	1,078	
2	0294	SHED WOOD/	0	100	8	8	64.00	UT	14.00	14.00	60	2006	2006	3	60	538	
3	0296	SHED METAL	0	100	12	12	144.00	UT	12.00	12.00	60	2006	2006	3	60	1,037	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,453

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		RSF-	1291.00	150.00	1.00	LT		1.00	1.00	0.70	28,000.00	19,600.00	19,600							

REVIEW DATE 01/28/2021 BY BC'1 Total Acres: 1.00 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 11/07/2025 BY SYS