

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

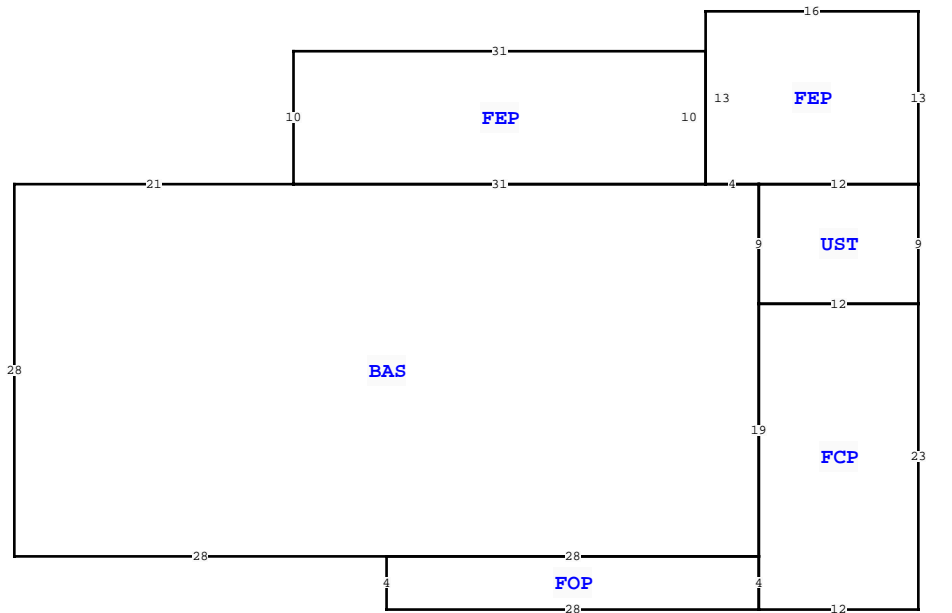
2026

17-5S-16-03637-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	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
Architectural	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
BAS	1,568
FCP	276
FEP	208
FEP	310
FOP	112
UST	108
TOTALS	2,582

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	1997	94.95	202,623	1964	1975	0	0	35.00	65.00	

Heated Area: 1568 HX Base Yr 1997



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		74,118	
TOTAL MARKET VALUE		206,623	
SOH/AGL Deduction		91,509	
ASSESSED VALUE		115,114	
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE		13,703	
TOTAL JUST VALUE		206,623	
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						

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

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\$.

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	12,000.00	12,000.00	12,000								
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	6.09	AC		1.00	1.00	0.85	12,000.00	10,200.00	62,118								