

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

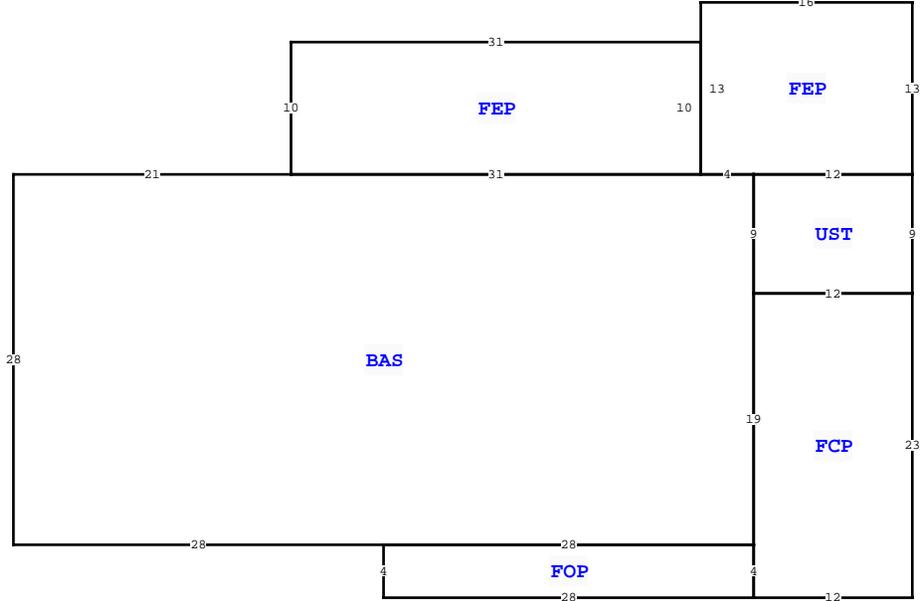
MCCLELLAN JACK W
8444 SW COUNTY RD 240
LAKE CITY, FL 32024

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

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												



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
FOP	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

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	58,677		
TOTAL MARKET VALUE	191,182		
SOH/AGL Deduction	76,068		
ASSESSED VALUE	115,114		
TOTAL EXEMPTION VALUE	HX HB SX	101,411	
BASE TAXABLE VALUE	13,703		
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						

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												
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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	DPHT 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								