

BEGIN AT INTER E LINE OF NW1/4 O & S R/W CR 240 S 800.09 FT, W 27 FT, E 273 FT TO POB.

MCCLELLAN MICHAEL E/MCCLELLAN REBECCA W
8404 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

17-5S-16-03637-007


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 24,500 TOTAL LAND VALUE - MARKET 65,000 TOTAL MARKET VALUE 89,500 SOH/AGL Deduction 57,231 ASSESSED VALUE 32,269 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 32,269 TOTAL JUST VALUE 89,500 NCON VALUE 6,500 INCOME VALUE PREVIOUS YEAR MKT VALUE 54,500																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 39875 ELECTRICAL 0 06/03/2020																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1393/0001</td> <td>8/22/2019</td> <td>WD U</td> <td>V</td> <td>V</td> <td>30</td> <td>50,000</td> </tr> </tbody> </table> GRANTOR: JACK W MCCLELLAN GRANTEE: MICHAEL E & REBECCA										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1393/0001	8/22/2019	WD U	V	V	30	50,000
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1393/0001	8/22/2019	WD U	V	V	30	50,000																																					
																				BUILDING NOTES																							
																				BUILDING DIMENSIONS																							
TOTALS DOR CODE: 0700 MISC IMPROVED 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										BLD DATE LGL DATE XF DATE LAND DATE 05/06/2026 MLU INC DATE AG DATE										EXTRA FEATURES 8404 SW COUNTY ROAD 240 , LAKE CITY																							
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	0030	BARN, MT	0	40	30	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	18,000																												
2	0060	CARPORT F	0	0	0	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500																												
LAND DESCRIPTION TOTAL OB/XF 24,500																																											
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	0000	C	VAC RES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000																										
REVIEW DATE 02/19/2026 BY ks Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 06/10/2026 BY SYS																																											