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

2027

17-5S-16-03637-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

8404 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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	54,004
ASSESSED VALUE	35,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,496
TOTAL JUST VALUE	89,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39875	ELECTRICAL	0	06/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0001	8/22/2019	WD	U	V	30	50,000

GRANTOR: JACK W MCCLELLAN

GRANTEE: MICHAEL E & REBECCA

BUILDING NOTES

BUILDING DIMENSIONS

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	0030	BARN,MT	0	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	0	1.00	UT	6,500.00	6,500.00	100	2026	2025		100	6,500	

LAND DESCRIPTION

TOTAL OB/XF 24,500

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	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 11/17/2026 BY SYS