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

2027

29-4S-16-03236-103

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

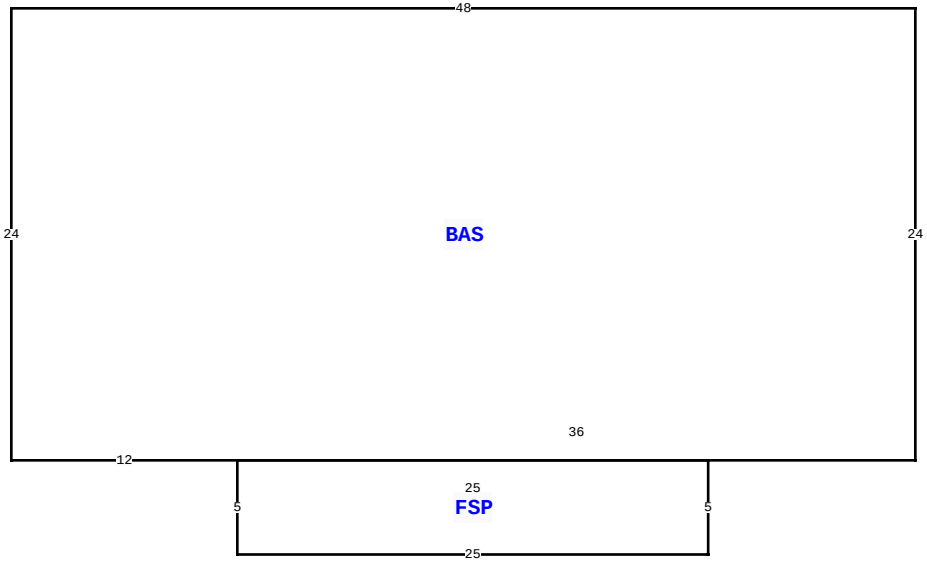
NEIGHBORHOOD/LOC 29416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	104,580
FSP	125	40		50	4,539
TOTALS	1,277			1,202	109,120

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	131.95	158,604	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 | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/16/2026 MLU

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	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		109,120
TOTAL MARKET OB/XF VALUE		4,253
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		134,373
SOH/AGL Deduction		40,057
ASSESSED VALUE		94,316
TOTAL EXEMPTION VALUE	HX HB SX	94,316
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		134,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,357

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,253

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	30,000.00	21,000.00	21,000							

REVIEW DATE 06/04/2025 BY JB Total Acres: 1.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/17/2026 BY SYS