NW DIV: 40 FT N & S BY 80 FT
E & W IN SE COR OF LOT 40.

DONALDSON MARGARET
696 NW ALMA AVE
LAKE CITY, FL 32055

2026

00-00-00-11328-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

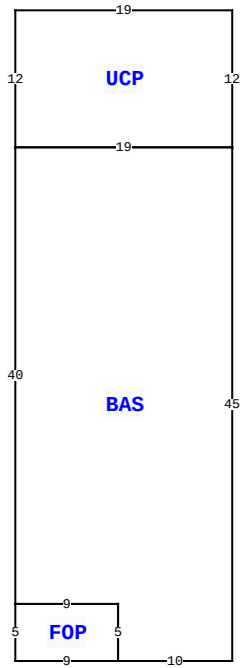
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	30,178
FOP	45	30		14	521
UCP	228	20		46	1,714
TOTALS	1,083			870	32,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	870	60.4843	67.74	58,934	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 810 HX Base Yr



696 NW ALMA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		32,414
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,600
TOTAL MARKET VALUE		34,014
SOH/AGL Deduction		15,719
ASSESSED VALUE		18,295
TOTAL EXEMPTION VALUE	HX HB	18,295
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		34,014
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047894	Remodel	30,000	08/15/2023
000047659	Electrical Servic	0	07/13/2023
000047368	Roof Replacement	25,000	06/01/2023
1777	ADDN SFR	50	06/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0579	11/16/2020	LE	U	I	14	100
GRANTOR: MARGARET DONALDSON (E						
GRANTEE: LARRY JEROME FREEMA						
1249/0399	1/29/2013	WD	U	I	34	100
GRANTOR: HUGH A WILSON JR (PR						
GRANTEE: MARGARET DONALDSON						

BUILDING NOTES

BUILDING DIMENSIONS

UCP= N12 W19 S12 E19$ BAS= W19 S40 FOP= S5 E9 N5 W9$ E9 S5 E10 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	3,199.00	SF		1.00	1.00	1.00	0.50	0.50	1,600							

REVIEW DATE 08/01/2023 BY jerry Total Acres: 0.07 Total Land Value: 1,600 Market: 0 Agricultural: 0 Common: 1,600 PRINTED 10/15/2025 BY SYS